

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/1 Curtin Street, Kennington Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$400,000 & \$440,000

Median sale price

Median price

\$430,000

Property type

Unit

Suburb

Kennington

Period - From

September 2023

to

August 2024

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/1 Curtin Street, Kennington Vic 3550	\$438,000	22 th May 2024
5/26 Hodgkinson Street, Kennington	\$470,000	9 th February 2024
3/7 Albion Street, Kennington	\$415,000	15 th December 2023

This Statement of Information was prepared on: 10/09/2024