

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

6 Kate Close, Kennington VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$250,000 - \$270,000

Median sale price

Median price

\$380,000

House

X

Suburb or
locality

Kennington

Period - From

Nov 30 th 2018

to

Dec 19 th 2018

Source

www.realestate.com.au
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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
1. 6/174 St Aidans Road, Kennington VIC 3550	\$243,000	Jul 13 th 2018
2. 1 Cotswold Crescent, Kennington VIC 3550	\$285,000	Aug 4 th 2018
3. 13 Dale Street, Kennington VIC 3550	\$276,500	Apr 18 th 2018

Property data source: www.rpdata.com.au Generated on Dec 19th 2018.

Additional information about comparable sales.



Kennington 6/174 St Aidans Road**2 BED 1 BATH 1 CAR**

METHOD Private
TYPE Unit
LAND 210m2



Kennington 1 Cotswold Crescent**2 BED 1 BATH 1 CAR**

METHOD Private
TYPE House
LAND 408m2



Kennington 13 Dale Street**2 BED 1 BATH 1 CAR**

METHOD Private
TYPE House
LAND 229m2

Property data source: www.rpdata.com.au Generated on Dec 19th 2018.