

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 and
postcode

4 GRANDVIEW CRESCENT 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)

Single Price

\$299,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Kennington

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

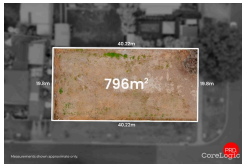
Date of sale

12 PATRICK STREET EAST BENDIGO VIC 3550	\$255,000	22-Jan-25
38 HERBERT AVENUE STRATHDALE VIC 3550	\$365,000	24-Nov-23
2 HIGHBURY COURT STRATHDALE VIC 3550	\$513,000	08-Nov-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 March 2025



**12 PATRICK STREET EAST
BENDIGO VIC 3550**

Sold Price **\$255,000** Sold Date **22-Jan-25**

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Distance **1.01km**



**38 HERBERT AVENUE
STRATHDALE VIC 3550**

Sold Price **\$365,000** Sold Date **24-Nov-23**

- -

Distance **1.1km**



**2 Highbury Court Strathdale
VIC 3550**

Sold Price **\$513,000** Sold Date **08-Nov-24**

- -

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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