

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

4 Clarence Avenue, Kennington VIC 3550

Indicative selling price

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

Range Between \$350,000 & \$370,000

Median sale price

Median Price

\$366,000

Property
Type

House

Suburb

Kennington

Period - From

Aug 2019

to

Jul 2019

Source

Corelogic

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	4 Mahon Ave, Kennington VIC 3550	\$362,000	19/11/2018
2	70 Neale St, Kennington VIC 3550	\$357,000	17/01/2019
3	40 Curtin St, Flora Hill VIC 3550	\$330,000	05/11/2018

This statement of Information was prepared on: 29/10/19