

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

5/8 Clarke Street, Kennington Vic 3550

Indicative selling price

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

Range between \$310,000 & \$330,000

Median sale price

Median price \$410,000

Property Type Unit

Suburb Kennington

Period - From 28/03/2022

to 27/03/2023

Source REIV

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
1	1/63 Hopetoun St BENDIGO 3550	\$340,000	10/02/2022
2	2/6 Clarke St KENNINGTON 3550	\$340,000	29/11/2021
3	1/34a Curtin St FLORA HILL 3550	\$310,000	15/06/2022

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:

28/03/2023 11:01

5/8 Clarke Street, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$310,000 - \$330,000
Median Unit Price
28/03/2022 - 27/03/2023: \$410,000

Comparable Properties



1/63 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 10/02/2022
Property Type: Unit
Land Size: 90 sqm approx



2/6 Clarke St KENNINGTON 3550 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 29/11/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



1/34a Curtin St FLORA HILL 3550 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 15/06/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Dungey Carter Ketterer | P: 03 5440 5000



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