# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	5/8 Clarke Street, Kennington Vic 3550
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$310,000	&	\$330,000
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#### Median sale price

Median price	\$410,000	Pro	perty 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

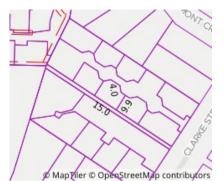
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/03/2023 11:01





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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)

**└──** 2



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



2/6 Clarke St KENNINGTON 3550 (VG)

**———** 2





Price: \$340,000 Method: Sale Date: 29/11/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



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





Method: Sale Date: 15/06/2022

Price: \$310.000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



