

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)

4/54 Sternberg Street, Kennington VIC 3550

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$550,000 & \$580,000

Median sale price

Property Type: Unit

Suburb: Kennington

Period – From: December 2019

to: November 2020

Median Price: \$322,500

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
34D Havlin Street, West Bendigo VIC 3550	\$530,000	02/11/2020
34C Havlin Street, West Bendigo VIC 3550	\$540,000	07/07/2020
25 Miller Street, Flora Hill VIC 3550	\$522,500	26/11/2020

This statement of Information was prepared on: 11/03/2021