

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

20 Owen Street 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Kennington

Period-from

01 Apr 2020

to

31 Mar 2021

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

30 Lowndes Street Kennington VIC 3550	\$345,500	11-Nov-19
35 Lowndes Street Kennington VIC 3550	\$380,000	20-Sep-20
26 Marshall Crescent Kennington VIC 3550	\$377,777	08-Jul-20

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: 30 April 2021



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30 Lowndes Street Kennington VIC 3550

Sold Price

\$345,500

Sold Date

11-Nov-19

3 1 2

Distance

0.08km



35 Lowndes Street Kennington VIC 3550

Sold Price

\$380,000

Sold Date

20-Sep-20

2 1 2

Distance

0.12km



26 Marshall Crescent Kennington VIC 3550

Sold Price

\$377,777

Sold Date

08-Jul-20

3 1 2

Distance

0.25km



26 Mahon Avenue Kennington VIC 3550

Sold Price

\$368,000

Sold Date

16-Oct-20

3 2 2

Distance

0.32km



28 Condon Street Kennington VIC 3550

Sold Price

\$395,000

Sold Date

07-Nov-20

3 1 2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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