

# 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

2/5 Clarence Avenue, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$410,000

Property Type Unit

Suburb Kennington

Period - From 01/04/2022

to 31/03/2023

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	4/42 Brougham St BENDIGO 3550	\$370,000	18/08/2022
2	2/23 Nabilla Cr STRATHDALE 3550	\$371,000	25/01/2022
3	5/22 Somerville St FLORA HILL 3550	\$375,000	11/03/2022

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:

11/07/2023 13:47



2 1 1

**Property Type:** Unit  
**Land Size:** 240 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$375,000

**Median Unit Price**

Year ending March 2023: \$410,000

## Comparable Properties



**4/42 Brougham St BENDIGO 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 18/08/2022  
**Property Type:** Unit



**2/23 Nabilla Cr STRATHDALE 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$371,000  
**Method:** Private Sale  
**Date:** 25/01/2022  
**Property Type:** Unit  
**Land Size:** 246 sqm approx



**5/22 Somerville St FLORA HILL 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 11/03/2022  
**Property Type:** Unit  
**Land Size:** 161 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000