

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

2/8 Boronia Crescent, 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)

Range between \$280,000 & \$300,000

Median sale price

Median price

\$363,250

Property type

Unit

Suburb

Kennington

Period - From

31st October 2018

to

31st October 2019

Source

Realestate.com.au

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
2/22 Warranwah Drive, Kennington Vic 3550	\$295,000	13/11/2019
1/36 Miller Street, Kennington Vic 3550	\$295,000	09/09/2019
3/7 Rosemont Crescent, Kennington Vic 3550	\$308,000	20/06/2019

This Statement of Information was prepared on: 14th November 2019