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	178 St Aidans Road, Kennington Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$729,000

Median sale price

Median price	\$641,000	Pro	perty Type	House		Suburb	Kennington
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	12 Greenwood Dr KENNINGTON 3550	\$765,000	29/06/2023
2	19 Mayfield Pde STRATHDALE 3550	\$761,000	21/07/2023
3	7 Summit Dr KENNINGTON 3550	\$710,000	20/06/2023

OR

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

This Statement of Information was prepared on:	02/10/2023 12:08
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June quarter 2023: \$641,000







Land Size: 902 sqm approx

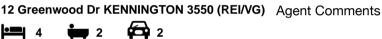
Agent Comments



Comparable Properties







Price: \$765,000 Method: Private Sale Date: 29/06/2023

Property Type: House Land Size: 911 sqm approx



19 Mayfield Pde STRATHDALE 3550 (REI/VG)







Price: \$761,000 Method: Private Sale Date: 21/07/2023 Property Type: House

Land Size: 914 sqm approx



7 Summit Dr KENNINGTON 3550 (REI/VG)







Price: \$710.000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 678 sqm approx Agent Comments

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



