

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 15 Leigh Avenue, Kennington VIC 3550

Indicative selling price

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

\$305,000

&

\$320,000

Median sale price

Median price \$322,000 House Suburb or locality Kennington
Period - From August 28th 2017 to September 7th 2017 Source www.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
1. 31 Curtin Street, Flora Hill VIC 3550	\$309,000	07/03/17
2. 3 Clarence Avenue, Kennington VIC 3550	\$320,000	18/10/16
3. 103 Condon Street, Kennington VIC 3550	\$300,000	25/10/16

Property data source: www.rpdata.com.au. Generated on 07/09/17

Additional information about comparable sales.



Flora Hill 31 Curtin Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 544m²



Kennington 3 Clarence Avenue

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 577m²



Kennington 103 Condon Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 723m²