

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

1/174 St Aidans Road, Kennington Vic 3550

Indicative selling price

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

Range between \$270,000

&

\$290,000

Median sale price

Median price \$378,625

Property Type House

Suburb Kennington

Period - From 01/10/2018

to 30/09/2019

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	2/14 Jeffrey Av FLORA HILL 3550	\$290,000	17/09/2018
2	3/68 Condon St KENNINGTON 3550	\$275,000	07/10/2019
3	2/51 Butcher St STRATHDALE 3550	\$272,000	12/03/2019

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:

11/11/2019 14:45

1/174 St Aidans Road, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
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2 1 1

Property Type: Unit
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
\$270,000 - \$290,000
Median House Price
Year ending September 2019: \$378,625

Comparable Properties



2/14 Jeffrey Av FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$290,000
Method: Private Sale
Date: 17/09/2018
Rooms: 3
Property Type: Unit
Land Size: 364 sqm approx



3/68 Condon St KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$275,000
Method: Private Sale
Date: 07/10/2019
Rooms: 4
Property Type: Unit
Land Size: 327 sqm approx



2/51 Butcher St STRATHDALE 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$272,000
Method: Private Sale
Date: 12/03/2019
Rooms: 3
Property Type: Unit
Land Size: 343 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.