

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 The Strand, Kennington Vic 3550

Indicative selling price

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

Range between \$646,000 & \$710,000

Median sale price

Median price \$562,500

Property Type House

Suburb Kennington

Period - From 01/01/2021

to 31/12/2021

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 Timbertop Dr KENNINGTON 3550	\$725,000	04/11/2021
2	3 Hakea St KENNINGTON 3550	\$690,000	07/01/2022
3	16 Clarence Av KENNINGTON 3550	\$665,000	07/03/2022

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 939 sqm approx
Agent Comments

Indicative Selling Price
\$646,000 - \$710,000
Median House Price
Year ending December 2021: \$562,500

Comparable Properties



2 Timbertop Dr KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$725,000
Method: Private Sale
Date: 04/11/2021
Property Type: House
Land Size: 1000 sqm approx



3 Hakea St KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 07/01/2022
Property Type: House
Land Size: 734.50 sqm approx



16 Clarence Av KENNINGTON 3550 (REI) **Agent Comments**



Price: \$665,000
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 741 sqm approx