

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

10/48 Sternberg Street, Kennington Vic 3550

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$287,000

Property Type

Unit

Suburb

Kennington

Period - From

01/04/2019

to

31/03/2020

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	2/146 St Aidans Rd KENNINGTON 3550	\$213,000	16/08/2019
2	1/6 Minto St QUARRY HILL 3550	\$210,000	04/10/2019
3	1/112 Murphy St EAST BENDIGO 3550	\$205,000	05/07/2019

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:

18/05/2020 20:00



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$215,000

Median Unit Price

Year ending March 2020: \$287,000

Comparable Properties



2/146 St Aidans Rd KENNINGTON 3550 (VG)

Agent Comments

2 - -

Price: \$213,000

Method: Sale

Date: 16/08/2019

Property Type: Flat/Unit/Apartment (Res)



1/6 Minto St QUARRY HILL 3550 (VG)

Agent Comments

2 - -

Price: \$210,000

Method: Sale

Date: 04/10/2019

Property Type: Flat/Unit/Apartment (Res)



1/112 Murphy St EAST BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$205,000

Method: Sale

Date: 05/07/2019

Property Type: Flat/Unit/Apartment (Res)