

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

12 Thompson Crescent, Kennington Vic 3550

Indicative selling price

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

Range between

\$645,000

&

\$665,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Kennington

Period - From

24/10/2022

to

23/10/2023

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	Price	Date of sale
1	4 Davies Ct FLORA HILL 3550	\$700,000	20/03/2023
2	4 Steane St KENNINGTON 3550	\$680,000	31/07/2023
3	22 Michael St KENNINGTON 3550	\$660,000	19/06/2023

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:

24/10/2023 10:10



3 1 4

Property Type: House (Previously Occupied - Detached)
Land Size: 1200 m2 approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$645,000 - \$665,000
Median House Price
24/10/2022 - 23/10/2023: \$600,000

Comparable Properties



4 Davies Ct FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

4 1 2

Price: \$700,000
Method: Private Sale
Date: 20/03/2023
Property Type: House
Land Size: 1208 sqm approx



4 Steane St KENNINGTON 3550 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$680,000
Method: Private Sale
Date: 31/07/2023
Property Type: House
Land Size: 1143 sqm approx



22 Michael St KENNINGTON 3550 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$660,000
Method: Private Sale
Date: 19/06/2023
Property Type: House
Land Size: 581 sqm approx