

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

148 St Aidans Road, Kennington Vic 3550

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$415,000

House

X

Unit

Suburb or locality

Kennington

Period - From

01/04/2019

to

30/06/2019

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 eighteen 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	38 Glencoe St KENNINGTON 3550	\$390,000	22/03/2019
2	154 St Aidans Rd KENNINGTON 3550	\$380,000	27/04/2018
3	51 Condon St KENNINGTON 3550	\$365,000	09/05/2018

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 eighteen months.

148 St Aidans Road, Kennington Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

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3 1 2

Rooms:

Property Type: House

Land Size: 1170 sqm approx

Agent Comments

Indicative Selling Price

\$369,000

Median House Price

June quarter 2019: \$415,000

Comparable Properties



38 Glencoe St KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 22/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 1006 sqm approx



154 St Aidans Rd KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$380,000

Method: Sale

Date: 27/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 968 sqm approx



51 Condon St KENNINGTON 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$365,000

Method: Private Sale

Date: 09/05/2018

Rooms: 5

Property Type: House

Land Size: 942 sqm approx