

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

2/21 Steane Street, Kennington Vic 3550

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$420,500

Property Type

Unit

Suburb

Kennington

Period - From

02/11/2021

to

01/11/2022

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	3 Ebonys PI KENNINGTON 3550	\$440,000	25/02/2022
2	25 Hyde St EAST BENDIGO 3550	\$437,500	31/07/2022
3	1/106 Crook St STRATHDALE 3550	\$436,000	17/06/2022

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:

02/11/2022 07:40



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$425,000

Median Unit Price
02/11/2021 - 01/11/2022: \$420,500

Comparable Properties



3 Ebony PI KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 195 sqm approx



25 Hyde St EAST BENDIGO 3550 (REI/VG)

Agent Comments

2 1 2

Price: \$437,500
Method: Private Sale
Date: 31/07/2022
Property Type: House
Land Size: 310 sqm approx



1/106 Crook St STRATHDALE 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$436,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 378 sqm approx