

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

2/5 Clarence Avenue, Kennington Vic 3550

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$410,000

Property Type Unit

Suburb Kennington

Period - From 01/04/2022

to 31/03/2023

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	4/42 Brougham St BENDIGO 3550	\$370,000	18/08/2022
2	2/23 Nabilla Cr STRATHDALE 3550	\$371,000	25/01/2022
3	5/22 Somerville St FLORA HILL 3550	\$375,000	11/03/2022

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:

11/07/2023 13:47



2 1 1

Property Type: Unit
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price

\$375,000

Median Unit Price

Year ending March 2023: \$410,000

Comparable Properties



4/42 Brougham St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$370,000
Method: Private Sale
Date: 18/08/2022
Property Type: Unit



2/23 Nabilla Cr STRATHDALE 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$371,000
Method: Private Sale
Date: 25/01/2022
Property Type: Unit
Land Size: 246 sqm approx



5/22 Somerville St FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$375,000
Method: Private Sale
Date: 11/03/2022
Property Type: Unit
Land Size: 161 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000