

# 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

2/50 Marnie Road, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$425,000

### Median sale price

Median price \$423,000 Property Type Unit Suburb Kennington

Period - From 01/07/2022 to 30/06/2023 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 | 3/1 Holland Ct KENNINGTON 3550 | \$420,000 | 14/02/2023   |
| 2 | 2/62 Keck St FLORA HILL 3550   | \$420,000 | 16/08/2022   |
| 3 | 1/12 Wortha St BENDIGO 3550    | \$400,000 | 28/09/2023   |

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:

11/10/2023 10:03



2 1 1

**Property Type:** Unit  
**Land Size:** 262 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$425,000  
**Median Unit Price**  
Year ending June 2023: \$423,000

## Comparable Properties



**3/1 Holland Ct KENNINGTON 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** Unit



**2/62 Keck St FLORA HILL 3550 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 16/08/2022  
**Property Type:** Unit



**1/12 Wortha St BENDIGO 3550 (REI)**

**Agent Comments**

2 1 1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Unit  
**Land Size:** 307 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000