

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 Neale Street, Kennington Vic 3550

Indicative selling price

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

Range between \$275,000 & \$295,000

Median sale price

Median price \$330,000

Property Type Unit

Suburb Kennington

Period - From 09/08/2020

to 08/08/2021

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	3/72 Condon St KENNINGTON 3550	\$290,000	20/04/2021
2	4/26 Woodbury St STRATHDALE 3550	\$281,000	30/04/2021
3	2/6 Cockerell Ct KENNINGTON 3550	\$277,000	19/04/2021

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:

09/08/2021 15:12



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Rooms: 3
Property Type: House
Agent Comments

Indicative Selling Price
\$275,000 - \$295,000
Median Unit Price
09/08/2020 - 08/08/2021: \$330,000

Comparable Properties



3/72 Condon St KENNINGTON 3550 (REI/VG) **Agent Comments**

2 1 2

Price: \$290,000
Method: Private Sale
Date: 20/04/2021
Property Type: Unit
Land Size: 227 sqm approx



4/26 Woodbury St STRATHDALE 3550 (VG) **Agent Comments**

2 - -

Price: \$281,000
Method: Sale
Date: 30/04/2021
Property Type: Strata Unit - Conjoined



2/6 Cockerell Ct KENNINGTON 3550 (REI/VG) **Agent Comments**

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Price: \$277,000
Method: Private Sale
Date: 19/04/2021
Property Type: Unit