

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/8 Ligar Street, Kennington Vic 3550

Indicative selling price

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

Range between \$299,000 & \$319,000

Median sale price

Median price \$287,000

Property Type Unit

Suburb Kennington

Period - From 01/04/2019

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/17 Steane St KENNINGTON 3550	\$309,000	11/05/2020
2	2/41 Mafeking St KENNINGTON 3550	\$300,000	23/01/2020
3	2/41 Mafeking St.S KENNINGTON 3550	\$300,000	31/01/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/07/2020 10:10



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Property Type: Unit
Land Size: 210 sqm approx
Agent Comments

Indicative Selling Price
\$299,000 - \$319,000
Median Unit Price
Year ending March 2020: \$287,000

Comparable Properties



2/17 Steane St KENNINGTON 3550 (REI)

Agent Comments

2 1 1

Price: \$309,000
Method: Private Sale
Date: 11/05/2020
Rooms: 3
Property Type: Unit
Land Size: 244 sqm approx

2/41 Mafeking St KENNINGTON 3550 (VG)

Agent Comments

2 - -

Price: \$300,000
Method: Sale
Date: 23/01/2020
Property Type: Flat/Unit/Apartment (Res)



2/41 Mafeking St.S KENNINGTON 3550 (REI)

Agent Comments

2 1 1

Price: \$300,000
Method: Private Sale
Date: 31/01/2020
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 250 sqm approx