

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

2/9 Skene Street, Kennington Vic 3550

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$420,500

Property Type

Unit

Suburb

Kennington

Period - From

07/10/2021

to

06/10/2022

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	2/62 Keck St FLORA HILL 3550	\$420,000	16/08/2022
2	2/68 Condon St KENNINGTON 3550	\$410,000	22/06/2022
3	8/8 Clarke St KENNINGTON 3550	\$410,000	12/04/2022

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:

07/10/2022 11:14



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$410,000

Median Unit Price
07/10/2021 - 06/10/2022: \$420,500

Comparable Properties



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

Agent Comments



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



2/68 Condon St KENNINGTON 3550 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 22/06/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



8/8 Clarke St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 12/04/2022
Property Type: Unit
Land Size: 261 sqm approx