

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

5/42 Mafeking Street South, Kennington Vic 3550

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$353,150

Property Type Unit

Suburb Kennington

Period - From 02/03/2021

to 01/03/2022

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	4/6 Race St FLORA HILL 3550	\$298,000	02/02/2022
2	2/161 Arnold St BENDIGO 3550	\$295,000	04/11/2021
3	5/3b Spring Gully Rd QUARRY HILL 3550	\$260,000	16/11/2021

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:

02/03/2022 15:11



1 1 1

Rooms: 2
Property Type: Unit
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
02/03/2021 - 01/03/2022: \$353,150

Comparable Properties



4/6 Race St FLORA HILL 3550 (REI/VG)

Agent Comments

1 1 1

Price: \$298,000
Method: Private Sale
Date: 02/02/2022
Property Type: Unit
Land Size: 181 sqm approx



2/161 Arnold St BENDIGO 3550 (REI/VG)

Agent Comments

1 1 1

Price: \$295,000
Method: Private Sale
Date: 04/11/2021
Property Type: Unit



5/3b Spring Gully Rd QUARRY HILL 3550 (REI/VG)

Agent Comments

1 1 1

Price: \$260,000
Method: Private Sale
Date: 16/11/2021
Property Type: Unit
Land Size: 97 sqm approx