

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 Albion Street, Kennington Vic 3550

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$570,000 Property Type House Suburb Kennington

Period - From 16/06/2021 to 15/06/2022 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	18 Rowan St BENDIGO 3550	\$770,000	12/01/2021
2	91 Havlin St.E FLORA HILL 3550	\$750,000	06/04/2021
3	196 King St BENDIGO 3550	\$740,000	06/05/2022

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:

16/06/2022 10:29



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1507 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$760,000
Median House Price
16/06/2021 - 15/06/2022: \$570,000

Comparable Properties



18 Rowan St BENDIGO 3550 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 12/01/2021
Property Type: House
Land Size: 450 sqm approx



91 Havlin St.E FLORA HILL 3550 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 06/04/2021
Property Type: House
Land Size: 916 sqm approx



196 King St BENDIGO 3550 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 06/05/2022
Property Type: House
Land Size: 400 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000