

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

66 Condon Street, Kennington Vic 3550

Indicative selling price

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

Range between \$310,000 & \$341,000

Median sale price

Median price \$367,500 House ☒ Unit ☐ Suburb or locality Kennington

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	1 Moomba Ct KENNINGTON 3550	\$315,000	08/12/2017
2	33 Curtin St FLORA HILL 3550	\$330,000	08/06/2018
3	149 St Aidans Rd KENNINGTON 3550	\$335,000	19/09/2018

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 eighteen months.~~



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$310,000 - \$341,000

Median House Price

Year ending December 2018: \$367,500

Comparable Properties



1 Moomba Ct KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$315,000

Method: Private Sale

Date: 08/12/2017

Rooms: 4

Property Type: House



33 Curtin St FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$330,000

Method: Sale

Date: 08/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 593 sqm approx



149 St Aidans Rd KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$335,000

Method: Sale

Date: 19/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 777 sqm approx