

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

7/202 St Aidans Road, Kennington Vic 3550

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$330,000 Property Type Unit Suburb Kennington

Period - From 26/07/2020 to 25/07/2021 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	2/5 Acacia St BENDIGO 3550	\$480,000	09/10/2020
2	34B Havlin St BENDIGO 3550	\$499,000	10/09/2020
3	16/1 Edwards Rd KENNINGTON 3550	\$482,000	07/04/2020

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:

26/07/2021 16:40

7/202 St Aidans Road, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
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Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000
Median Unit Price
26/07/2020 - 25/07/2021: \$330,000

Comparable Properties



2/5 Acacia St BENDIGO 3550 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 09/10/2020
Property Type: Townhouse (Conjoined)



34B Havlin St BENDIGO 3550 (VG)

Agent Comments



Price: \$499,000
Method: Sale
Date: 10/09/2020
Property Type: Townhouse (Single)



16/1 Edwards Rd KENNINGTON 3550 (VG)

Agent Comments



Price: \$482,000
Method: Sale
Date: 07/04/2020
Property Type: Townhouse (Conjoined)

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.