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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/146 St Aidans Road Kennington VIC 3550

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$215,000 & \$235,000

### Median Sale Price

\$232,500 Units in Kennington between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**1/4 Kooyong Close Kennington VIC 3550** Sold Price **\$227,000** Sold Date **28-Feb-18**  
 2 1 1 Distance **0.37km**



**2/29 Glencoe Street Kennington VIC 3550** Sold Price **\$235,000** Sold Date **19-Jun-18**  
 2 1 1 Distance **0.38km**



**1/81 Neale Street Kennington VIC 3550** Sold Price **\$230,000** Sold Date **15-Jan-19**  
 2 1 1 Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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