

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: 43b Glencoe Street, Kennington Vic 3550

Indicative selling price

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

Range between \$430,000 & \$473,000

Median sale price

Median price: \$365,000 House Unit Suburb or locality: Kennington
 Period - From: 01/04/2018 to: 30/06/2018 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	2/35-37 Sternberg St KENNINGTON 3550	\$442,000	26/07/2018
2	12/190 St Aidans Rd KENNINGTON 3550	\$450,000	05/06/2018
3	5b Ellis St FLORA HILL 3550	\$455,000	03/07/2018

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.~~



Rooms:
Property Type: House (Res)
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median House Price
June quarter 2018: \$365,000

Comparable Properties



2/35-37 Sternberg St KENNINGTON 3550
(REI/VG)

Agent Comments



Price: \$442,000
Method: Private Sale
Date: 26/07/2018
Rooms: 5
Property Type: House
Land Size: 202 sqm approx



12/190 St Aidans Rd KENNINGTON 3550
(REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 05/06/2018
Rooms: 6
Property Type: House



5b Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 03/07/2018
Rooms: 6
Property Type: House
Land Size: 274 sqm approx