

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

1/146 St Aidans Road, Kennington Vic 3550

Indicative selling price

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

Range between \$295,000 & \$305,000

Median sale price

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

Period - From 16/08/2020 to 15/08/2021 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	6/4 Gordon St SPRING GULLY 3550	\$320,000	27/04/2021
2	2/2 Hallam St FLORA HILL 3550	\$300,000	20/06/2021
3	3/72 Condon St KENNINGTON 3550	\$290,000	20/04/2021

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:

16/08/2021 14:19



2 1 1

Rooms: 4

Property Type: Townhouse (Unit)

Agent Comments

Indicative Selling Price

\$295,000 - \$305,000

Median Unit Price

16/08/2020 - 15/08/2021: \$330,000

Comparable Properties



6/4 Gordon St SPRING GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$320,000

Method: Private Sale

Date: 27/04/2021

Property Type: Unit



2/2 Hallam St FLORA HILL 3550 (REI)

Agent Comments

2 1 1

Price: \$300,000

Method: Private Sale

Date: 20/06/2021

Property Type: Unit



3/72 Condon St KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 2

Price: \$290,000

Method: Private Sale

Date: 20/04/2021

Property Type: Unit

Land Size: 227 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000