

## 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

1/36 Miller Street, Kennington Vic 3550

#### Indicative selling price

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

Single price \$299,000

#### Median sale price

Median price \$247,250 House Unit X Suburb or locality Kennington

Period - From 01/04/2018 to 31/03/2019 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	2/570 Hargreaves St BENDIGO 3550	\$310,000	14/06/2018
2	2/7 Rosemont Cr KENNINGTON 3550	\$300,000	20/11/2018
3	1/80 Chum St GOLDEN SQUARE 3555	\$300,000	08/06/2018

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:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$299,000  
**Median Unit Price**  
Year ending March 2019: \$247,250

Centrally located 2 bedrooms Built in robes Open plan Large lounge, built in cupboard Tiled kitchen, dishwasher, electric hotplates & under bench oven Tiled dining area adjoins kitchen, sliding door to outside Split system Tiled bathroom, shower, bath, vanity, toilet Separate laundry Undercover patio Garden shed Single lock up garage One of three on block. Modern. Comfortable. In great condition. All complete and ready to enjoy or acquire and hold a great investment into the future. Tastefully landscaped gardens. All located just a short walk into Bendigo CBD.

## Comparable Properties



2/570 Hargreaves St BENDIGO 3550 (REI/VG) Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 14/06/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 312 sqm approx



2/7 Rosemont Cr KENNINGTON 3550 (REI/VG) Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 20/11/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 204 sqm approx



1/80 Chum St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 08/06/2018  
**Rooms:** -  
**Property Type:** House