

## 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 \$310,000

#### Median sale price\*

Median price  House  Unit  Suburb or locality Kennington

Period - From  to  Source

#### Comparable property sales (\*Delete A or B below as applicable)

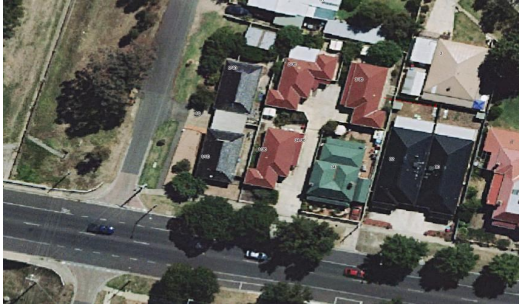
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 2/570 Hargreaves St BENDIGO 3550 | \$310,000 | 14/06/2018   |
| 2 | 4/7 Rosemont Cr KENNINGTON 3550  | \$300,000 | 04/06/2018   |
| 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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$310,000  
**No median price available**

Brick. 2 bedroom unit. Modern, Central location.

## 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



**4/7 Rosemont Cr KENNINGTON 3550 (REI/VG)** Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 209 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