

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

4/54A Sternberg 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 \$  or range between \$515,000 & \$545,000

#### Median sale price

Median price \$378,500 \*House  \*Unit  Suburb or locality Kennington

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

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 |
|---|-----------|--------------|
| 25 HALLAM STREET, QUARRY HILL VIC 3550      | \$487,500 | 30/05/2018   |
| 5/10 FARRINGTON STREET, KENNINGTON VIC 3550 | \$500,000 | 16/05/2018   |
| 1/35 STERNBERG STREET, KENNINGTON VIC 3550  | \$525,000 | 15/05/2018   |