

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/56 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) (\*Delete single price or range as applicable)

Single price \$  or range between \$550,000 & \$580,000

#### Median sale price

(\*Delete house or unit as applicable)

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

Period - From 01/04/2017 to 30/06/2017 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
10 Wirrana Street, Quarry Hill 3550	\$565,000	18/01/2017
56b Sternberg Street, Kennington 3550	\$560,000	31/03/2016
16 Olinda street, Quarry Hill 3550	\$550,000	17/08/2016