

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 and
postcode 72a Sternberg Street, Kennington VIC 3550

Indicative selling price

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

\$750,000

&

\$790,000

Median sale price

Median price \$330,000 House Suburb or locality Kennington
Period - From September 25th 2017 to October 3rd 2017 Source www.realestate.com.au

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
1. 550 Hargreaves Street, Bendigo VIC 3550	\$750,000	14/01/17
2. 53 Solomon Street, East Bendigo VIC 3550	\$750,000	20/05/16
3. 15 Marshall Crescent, Kennington VIC 3550	\$795,000	23/03/17

Property data source www.rpdata.com.au . Generated on 03/10/17

Additional information about comparable sales.



Bendigo 550 Hargreaves Street **3 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 844m2



East Bendigo 53 Solomon Street **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 973m2



Suburbville 15 Marshall Crescent **4 BED 2 BATH 4 CAR 6 ROOMS**

METHOD Private
TYPE House
LAND Approx. 1032m2