

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

28 Skene Street, Kennington Vic 3550

Indicative selling price

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

Range between

\$145,000

&

\$155,000

Median sale price

Median price

\$378,500

House

X

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 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 Albion St KENNINGTON 3550	\$170,000	26/04/2017
2	28 Skene St KENNINGTON 3550	\$157,500	03/10/2016
3	20 Forbes Ct NORTH BENDIGO 3550	\$136,000	27/04/2016

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: Land
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$145,000 - \$155,000
Median House Price
June quarter 2017: \$378,500

Comparable Properties



2 Albion St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 26/04/2017
Rooms: -
Property Type: Land
Land Size: 364 sqm approx



28 Skene St KENNINGTON 3550 (VG)

Agent Comments



Price: \$157,500
Method: Sale
Date: 03/10/2016
Rooms: -
Property Type: Land
Land Size: 849 sqm approx



20 Forbes Ct NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$136,000
Method: Sale
Date: 27/04/2016
Rooms: -
Property Type: Land
Land Size: 385 sqm approx