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# Statement of Information

3 TOWNSEND STREET, KENNINGTON, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 TOWNSEND STREET, KENNINGTON, VIC** 3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$315,000 to \$330,000**

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**KENNINGTON, VIC, 3550**

Suburb Median Sale Price (House)

**\$332,750**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 TOWNSEND ST, KENNINGTON, VIC 3550** 3 2 1

Sale Price

**\$333,000**

Sale Date: 02/05/2017

Distance from Property: 16m



**75 STERNBERG ST, KENNINGTON, VIC 3550** 3 1 1

Sale Price

**\$320,000**

Sale Date: 13/04/2017

Distance from Property: 448m



**8 MCMILLAN ST, KENNINGTON, VIC 3550** 3 1 3

Sale Price

**\$315,000**

Sale Date: 13/12/2016

Distance from Property: 487m

This report has been compiled on 21/07/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

3 TOWNSEND 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)

Price Range: \$315,000 to \$330,000

### Median sale price

Median price

\$332,750

House

Unit

Suburb

KENNINGTON

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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 TOWNSEND ST, KENNINGTON, VIC 3550	\$333,000	02/05/2017
75 STERNBERG ST, KENNINGTON, VIC 3550	\$320,000	13/04/2017
8 MCMILLAN ST, KENNINGTON, VIC 3550	\$315,000	13/12/2016