

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 and
postcode

13 STEANE STREET KENNINGTON VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Kennington

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

198 CROOK STREET STRATHDALE VIC 3550	\$560,000	16-Jan-24
7 DALE STREET KENNINGTON VIC 3550	\$610,000	21-Nov-23
20 CLARKE STREET KENNINGTON VIC 3550	\$615,000	22-Jun-23

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 18 months.

This Statement of Information was prepared on: 06 February 2024

**198 CROOK STREET STRATHDALE
VIC 3550**

Sold Price

^{RS} **\$560,000**

Sold Date

16-Jan-24

3 1 2

Distance

1.34km**7 DALE STREET KENNINGTON VIC
3550**

Sold Price

\$610,000

Sold Date

21-Nov-23

4 1 1

Distance

0.31km**20 CLARKE STREET KENNINGTON
VIC 3550**

Sold Price

\$615,000

Sold Date

22-Jun-23

3 1 2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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