

# 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

6/1 Curtin 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)

Single price \$499,000

### Median sale price

Median price \$435,000

Property Type Unit

Suburb Kennington

Period - From 28/02/2023

to 27/02/2024

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
1	1 Sedgwick CI KENNINGTON 3550	\$515,000	15/11/2023
2	1/5 Lambruk Ct KENNINGTON 3550	\$495,000	02/11/2022
3	4/1 Curtin St KENNINGTON 3550	\$456,000	24/11/2022

**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:

28/02/2024 14:49



**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

Agent Comments

**Indicative Selling Price**

\$499,000

**Median Unit Price**

28/02/2023 - 27/02/2024: \$435,000

## Comparable Properties



**1 Sedgwick Ct KENNINGTON 3550 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Townhouse (Single)

**Land Size:** 369 sqm approx



**1/5 Lambruk Ct KENNINGTON 3550 (REI/VG)**

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 02/11/2022

**Property Type:** Unit

**4/1 Curtin St KENNINGTON 3550 (VG)**

Agent Comments



**Price:** \$456,000

**Method:** Sale

**Date:** 24/11/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

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