

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 or locality and postcode

55 Condon Street, KENNINGTON, VIC, 3550

Indicative selling price

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

Single price \$2,500,000 or range between \$ & \$

Median sale price

Median price \$374,125 House Unit Suburb or locality KENNINGTON

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

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
168 HOLDSWORTH ROAD, NORTH BENDIGO VIC 3550	\$ 250,000	28/11/2017
20 HOPETOUN STREET, BENDIGO VIC 3550	\$ 412,000	19/10/2018
237 HOLDSWORTH ROAD, NORTH BENDIGO VIC 3550	\$ 285,000	13/09/2018