



STATEMENT OF INFORMATION

2/10 LIGAR STREET, KENNINGTON, VIC 3550

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/10 LIGAR STREET, KENNINGTON, VIC

 3  2  1

Indicative Selling Price

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

Price Range: \$345,000 to \$365,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (Unit)

\$259,000

01 October 2016 to 30 September 2017

Provided by: 

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.



12 FRISWELL AVE, FLORA HILL, VIC 3550

 3  2  2

Sale Price

***\$395,000**

Sale Date: 26/09/2017

Distance from Property: 2km



22 SHARON ST, FLORA HILL, VIC 3550

 3  2  2

Sale Price

***\$337,500**

Sale Date: 05/09/2017

Distance from Property: 1.7km



1 ALBION ST, KENNINGTON, VIC 3550

 3  2  2

Sale Price

***\$375,000**

Sale Date: 22/08/2017

Distance from Property: 313m

This report has been compiled on 07/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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49 ELLIS ST, FLORA HILL, VIC 3550

 3  2  1

Sale Price

\$360,000

Sale Date: 11/10/2016

Distance from Property: 1km



7 LLOYD ST, EAST BENDIGO, VIC 3550

 3  2  1

Sale Price

\$387,000

Sale Date: 14/06/2016

Distance from Property: 1.6km



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

2/10 LIGAR STREET, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range:

\$345,000 to \$365,000

Median sale price

Median price

\$259,000

House

Unit

X


Suburb

KENNINGTON

Period

01 October 2016 to 30 September 2017

Source



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
12 FRISWELL AVE, FLORA HILL, VIC 3550	*\$395,000	26/09/2017
22 SHARON ST, FLORA HILL, VIC 3550	*\$337,500	05/09/2017
1 ALBION ST, KENNINGTON, VIC 3550	*\$375,000	22/08/2017
49 ELLIS ST, FLORA HILL, VIC 3550	\$360,000	11/10/2016

7 LLOYD ST, EAST BENDIGO, VIC 3550	\$387,000	14/06/2016
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