

**Multiple residential properties located outside the
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Lots 1 – 5, 7 ROSEMONT CRESCENT, 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)

Unit type or class

e.g. One bedroom units

	Single price		Lower price		Higher price
3 brm townhouses (21sqm to 23sqm)	\$*	or range between	\$445,000	&	\$475,000
3 brm townhouses (25sqm to 26sqm)	\$*	or range between	\$490,000	&	\$535,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$377,000

Suburb or locality KENNINGTON VIC 3550

Period - From 1 OCT 2017

To 30 SEP 2018

Source PRICE FINDER

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 brm townhouses (21sqm to 23sqm)	65 HAVLIN STREET, FLORA HILL, VIC, 3550	\$475,000	22/02/2018
	16 THE TERRACE, KENNINGTON, VIC, 3550	\$460,000	03/08/2018
	9 McCURRACH PLACE, EAST BENDIGO, VIC 3550	\$450,000	05/02/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 brm townhouses (25sqm to 26sqm)	65 HAVLIN STREET, FLORA HILL, VIC, 3550	\$490,000	08/11/2018
	5/10 FARRINGTON STREET, KENNINGTON VIC, 3550	\$500,000	16/05/2018
	1/35 STERNBERG STREET, KENNINGTON VIC, 3550	\$525,000	15/05/2018