

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

18 Greenwood Drive, Kennington Vic 3550

Indicative selling price

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

Range between

\$595,000

&

\$625,000

Median sale price

Median price

\$380,000

House

X

Unit

Suburb or locality

Kennington

Period - From

01/01/2018

to

31/12/2018

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 eighteen 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	6 Frog Hollow STRATHDALE 3550	\$615,000	16/02/2018
2	7 Inorom PI KENNINGTON 3550	\$590,000	12/09/2017
3	25 Greenwood Dr KENNINGTON 3550	\$550,000	12/10/2018

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 eighteen months.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1360 sqm approx
Agent Comments

Comparable Properties



6 Frog Hollow STRATHDALE 3550 (VG)

Agent Comments



Price: \$615,000
Method: Sale
Date: 16/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1482 sqm approx



7 Inorom PI KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 12/09/2017
Rooms: 6
Property Type: House
Land Size: 2319 sqm approx

25 Greenwood Dr KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$550,000
Method: Sold Before Auction
Date: 12/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1511 sqm approx