

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

3 Barwon Drive, Kennington Vic 3550

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$408,500

Property Type

House

Suburb

Kennington

Period - From

15/08/2019

to

14/08/2020

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	28 Woodbury St STRATHDALE 3550	\$436,500	17/07/2020
2	158 King St BENDIGO 3550	\$435,000	14/05/2020
3	2 Edwina Ct SPRING GULLY 3550	\$430,000	01/06/2020

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:

15/08/2020 13:42



3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price

\$439,000

Median House Price

15/08/2019 - 14/08/2020: \$408,500

Comparable Properties



28 Woodbury St STRATHDALE 3550 (REI)

Agent Comments

3 1 2

Price: \$436,500
Method: Private Sale
Date: 17/07/2020
Rooms: 4
Property Type: House
Land Size: 718 sqm approx



158 King St BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$435,000
Method: Sale
Date: 14/05/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 449 sqm approx



2 Edwina Ct SPRING GULLY 3550 (REI)

Agent Comments

3 1 2

Price: \$430,000
Method: Private Sale
Date: 01/06/2020
Rooms: 4
Property Type: House
Land Size: 692 sqm approx