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

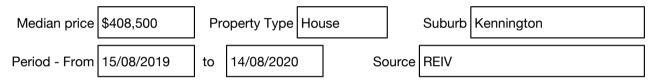
3 Barwon Drive, Kennington Vic 3550

Indicative selling price

	For the meaning c	of this price see	consumer.vic.gov.au/	underquoting
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Single price \$439,000

Median sale price



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









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) 28 Woodbury St STRATHDALE 3550 (REI) 28 Woodbury St STRATHDALE 3550 (REI) 29 Price: \$436,500 Method: Private Sale Date: 17/07/2020 Rooms: 4 Property Type: House Land Size: 718 sqm approx	Agent Comments
158 King St BENDIGO 3550 (VG) Image: State in the state	Agent Comments
2 Edwina Ct SPRING GULLY 3550 (REI) 2 Edwina Ct	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000

