

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3 Winterborne Rise, Kennington Vic 3550

Indicative selling price

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

Range between \$445,000 & \$489,500

Median sale price

Median price \$380,000 House X Unit Suburb Kennington

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	9 Boronia Cr STRATHDALE 3550	\$475,000	14/08/2018
2	24 Plante Ct STRATHDALE 3550	\$475,000	07/11/2017
3	24 Harley St STRATHDALE 3550	\$445,000	10/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3 Winterborne Rise, Kennington Vic 3550



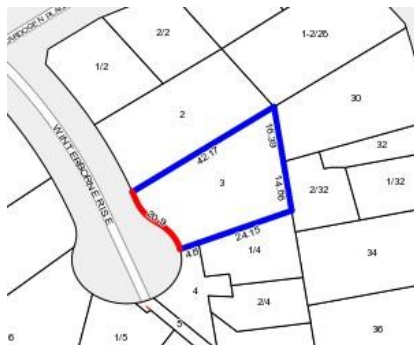
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Indicative Selling Price

\$445,000 - \$489,500

Median House Price

Year ending June 2018: \$380,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



9 Boronia Cr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 14/08/2018

Rooms: 12

Property Type: House

Land Size: 886 sqm approx



24 Plante Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 07/11/2017

Rooms: 5

Property Type: House

Land Size: 790 sqm approx



24 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 10/08/2018

Rooms: 5

Property Type: House

Land Size: 847 sqm approx