

# 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

9 Lakewood Drive, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000

&

\$595,000

### Median sale price

Median price \$479,250

Property Type House

Suburb Kennington

Period - From 01/04/2020

to 31/03/2021

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	97 Olinda St QUARRY HILL 3550	\$600,000	22/06/2021
2	103 Queen St BENDIGO 3550	\$595,000	12/05/2021
3	133 Mitchell St BENDIGO 3550	\$600,000	05/06/2020

**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:

27/06/2021 09:23

9 Lakewood Drive, Kennington Vic 3550



Justin Pell C.A.R.  
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2   2   1

**Property Type:** House  
**Land Size:** 344 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$595,000  
**Median House Price**  
Year ending March 2021: \$479,250

## Comparable Properties



97 Olinda St QUARRY HILL 3550 (REI)

**Agent Comments**

3   1   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 22/06/2021  
**Property Type:** House  
**Land Size:** 300 sqm approx



103 Queen St BENDIGO 3550 (REI)

**Agent Comments**

2   2   -

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 12/05/2021  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 256 sqm approx



133 Mitchell St BENDIGO 3550 (REI/VG)

**Agent Comments**

3   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 05/06/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 423 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.