

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/10/2018

A	ddress 23/1 Ed	23/1 Edwards Road, Kennington Vic 3550						
Including sul	ourb or	3						
locality andpo	stcode							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Danas batus	\$ \$000,000		0	¢400,000				
Range betwee	1 \$390,000		&	\$420,000				
Median sale price								
]			
Median price	\$370,000	House	X	Unit	Suburb or locality	Kennington		

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

31/12/2018

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.

Source REIV

Add	dress of comparable property	Price	Date of sale
1	2/13 Fox St EAST BENDIGO 3550	\$405,000	11/10/2018
2	3/3 Shamrock St GOLDEN SQUARE 3555	\$395,000	05/06/2018
3	7b Wirth St FLORA HILL 3550	\$385,000	06/09/2018

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$390,000 - \$420,000 Median House Price December quarter 2018: \$370,000

Comparable Properties



2/13 Fox St EAST BENDIGO 3550 (REI/VG)

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Price: \$405,000 Method: Private Sale Date: 11/10/2018

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments



3/3 Shamrock St GOLDEN SQUARE 3555

(REI/VG)

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Price: \$395,000 Method: Private Sale Date: 05/06/2018

Rooms: 5

Property Type: House Land Size: 300 sqm approx **Agent Comments**



7b Wirth St FLORA HILL 3550 (VG)

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6.

Price: \$385,000 Method: Sale Date: 06/09/2018

Rooms: -

Property Type: House (Res) **Land Size:** 215 sqm approx

Agent Comments

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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.

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