

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

24 Bolton Drive, Kennington Vic 3550

Indicative selling price

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

Range \$485,000 - \$525,000

Median sale price

Median Price \$368,250 | House | Kennington

Period – From 30th July 2017 to 30th July 2018 Source – RPdata

Comparable property sales

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 |
|---|-----------|--------------|
| 2 Ironbark Court, Kennington Vic 3550 | \$523,500 | 08/10/2017 |
| 4 Aviary Court, Strathdale Vic 3550 | \$510,000 | 06/03/2018 |
| 11 Chelsea Boulevard, Strathdale Vic 3550 | \$525,000 | 25/05/2018 |