

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Hewitt Avenue, 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 \$440,000 & \$460,000

Median sale price

Median Price \$375,000 House ☒ or locality Kennington

Period - From Jan 2018 to Dec 2018 Source Pricefinder

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
1 42 Mill St, Kennington VIC 3550	\$450,000	12/12/2018
2 9 Heyington Pl, Kennington VIC 3550	\$440,000	20/12/2017
3 45 Mill St, Kennington VIC 3550	\$438,000	14/09/2018