

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

2/2 Kaye Crescent, Kennington Vic 3550

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$613,500 Property Type House Suburb Kennington

Period - From 01/04/2020 to 30/06/2020 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	4a Clarence Av KENNINGTON 3550	\$520,000	17/06/2019
2	5 Carnegie Way BENDIGO 3550	\$515,000	16/12/2019
3	4/47 Race St FLORA HILL 3550	\$497,000	21/08/2019

OR

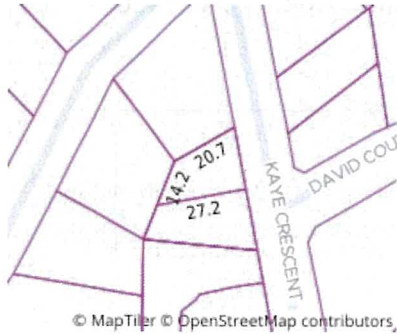
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17/09/2020 10:32

2/2 Kaye Crescent, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$485,000 - \$530,000
Median House Price
June quarter 2020: \$613,500

Comparable Properties

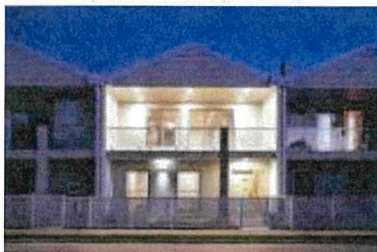


4a Clarence Av KENNINGTON 3550 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 17/06/2019
Property Type: House (Res)
Land Size: 314 sqm approx



5 Carnegie Way BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 16/12/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 134 sqm approx



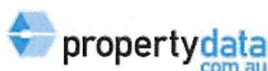
4/47 Race St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$497,000
Method: Private Sale
Date: 21/08/2019
Rooms: 5
Property Type: House
Land Size: 312 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.