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 | 20 Murphy Street, Kennington Vic 3550 |
|-----------------------|---------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

| Range between \$445,000 | & | \$465,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$479,250 | Pro | perty 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 27 Murphy St KENNINGTON 3550 | \$426,121 | 14/05/2021 |
| 2 | 18 Spring Gully Rd QUARRY HILL 3550 | \$481,000 | 12/04/2021 |
| 3 | 9 Osborne St FLORA HILL 3550 | \$440,000 | 26/03/2021 |

OR

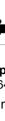
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 16/06/2021 12:21 |
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Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au



Rooms: 5

Property Type: House Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price \$445,000 - \$465,000 **Median House Price** Year ending March 2021: \$479,250

Comparable Properties



27 Murphy St KENNINGTON 3550 (REI)





Price: \$426,121 Method: Private Sale Date: 14/05/2021 Property Type: House Land Size: 383 sqm approx **Agent Comments**



18 Spring Gully Rd QUARRY HILL 3550 (REI)





Agent Comments

Price: \$481,000 Method: Private Sale Date: 12/04/2021 Property Type: House Land Size: 581 sqm approx



9 Osborne St FLORA HILL 3550 (REI/VG)







Price: \$440.000 Method: Private Sale Date: 26/03/2021 Property Type: House Land Size: 706 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



