

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

20 Murphy Street, Kennington Vic 3550

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 Property 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	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 comparable properties 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

20 Murphy Street, Kennington Vic 3550



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



4 1 2

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)

Agent Comments

3 1 3

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



18 Spring Gully Rd QUARRY HILL 3550 (REI)

Agent Comments

3 2 2

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)

Agent Comments

3 1 4

Price: \$440,000
Method: Private Sale
Date: 26/03/2021
Property Type: House
Land Size: 706 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.