

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2 Currawong Court KENNINGTON VIC 3550

Indicative selling price

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

(*Delete single price or range as applicable)

Single price

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

*House

☒

*unit

☐

Suburb
or locality

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
28 Weatherby Drive, Strathdale VIC 3550	\$725,000	16/05/2017
12 MCKay Crt, Strathdale VIC 3550	\$740,000	11/07/2017
93 Mclvor Forest Drive, Junortoun VIC 3551	\$720,000	08/03/2017

OR

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

Or 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*.

(*Delete as applicable)