

# 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

3/10 Farrington Street, Kennington Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$479,000

#### Median sale price

Median price \$380,000 House ☒ Unit ☐ Suburb or locality Kennington

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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	5/10 Farrington St KENNINGTON 3550	\$500,000	16/05/2018
2	4/53 Weeroona Av BENDIGO 3550	\$500,000	09/05/2018
3	13 Waterview Dr WHITE HILLS 3550	\$480,000	19/06/2018

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 eighteen months.

3/10 Farrington Street, Kennington Vic 3550



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**Indicative Selling Price**  
\$479,000

**Median House Price**  
Year ending June 2018: \$380,000



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties

5/10 Farrington St KENNINGTON 3550 (VG)

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 16/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 221 sqm approx



4/53 Weeroona Av BENDIGO 3550 (REI)

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 09/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 241 sqm approx



13 Waterview Dr WHITE HILLS 3550 (VG)

**Agent Comments**



**Price:** \$480,000  
**Method:** Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx