

Kaye Lazenby CEA (REIV) 5440 5010 0407 843 167 kaye@dck.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	3/10 Farrington Street, Kennington Vic 3550
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price	\$479,000
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#### Median sale price

Median price	\$380,000	Hou	ise X	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.

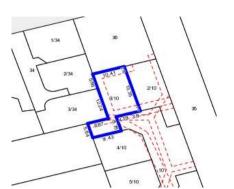






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**Indicative Selling Price** \$479,000 **Median House Price** Year ending June 2018: \$380,000





### Comparable Properties

5/10 Farrington St KENNINGTON 3550 (VG)

Price: \$500,000 Method: Sale Date: 16/05/2018

Rooms: -

Property Type: House (Res) Land Size: 221 sqm approx

**Agent Comments** 



4/53 Weeroona Av BENDIGO 3550 (REI)

Price: \$500.000 Method: Private Sale Date: 09/05/2018 Rooms: 5

Property Type: House Land Size: 241 sqm approx Agent Comments



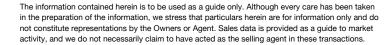
13 Waterview Dr WHITE HILLS 3550 (VG)

Price: \$480,000 Method: Sale Date: 19/06/2018 Rooms: -

Property Type: House (Res) Land Size: 701 sqm approx

**Agent Comments** 





Generated: 26/07/2018 16:44



