

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 and
postcode

4 Dale Street 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

\$295,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Farm

Suburb

Kennington

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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

13 Steane Street Kennington VIC 3550	\$320,000	03-Feb-19
6 Kate Close Kennington VIC 3550	\$263,000	30-Jan-19
108 Mclvor Road Kennington VIC 3550	\$335,000	20-Nov-19

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: 05 December 2019



13 Steane Street Kennington VIC 3550

Sold Price

\$320,000

Sold Date

03-Feb-19

3

1

3

Distance

0.35km



6 Kate Close Kennington VIC 3550

Sold Price

\$263,000

Sold Date

30-Jan-19

2

1

1

Distance

0.33km



108 McIvor Road Kennington VIC 3550

Sold Price

\$335,000

Sold Date

20-Nov-19

3

1

2

Distance

0.36km



38 Glencoe Street Kennington VIC 3550

Sold Price

\$390,000

Sold Date

22-Mar-19

3

1

1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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