

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	31 Harley Tce STRATHDALE 3550	\$475,000	12/11/2020
2	4/7a Curtin St KENNINGTON 3550	\$460,000	03/12/2020
3	1/97 Lowndes St KENNINGTON 3550	\$441,000	21/01/2021

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:



3 1 2

Property Type: House
Land Size: 424 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
December quarter 2020: \$640,000

Comparable Properties



31 Harley Tce STRATHDALE 3550 (VG)

Agent Comments

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Price: \$475,000
Method: Sale
Date: 12/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 438 sqm approx



4/7a Curtin St KENNINGTON 3550 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 03/12/2020
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



1/97 Lowndes St KENNINGTON 3550 (REI/VG)

Agent Comments

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Price: \$441,000
Method: Private Sale
Date: 21/01/2021
Property Type: House
Land Size: 447 sqm approx