

STATEMENT OF INFORMATION

1/7 CAROLA COURT, KENNINGTON, VIC 3550

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/7 CAROLA COURT, KENNINGTON, VIC

 2  1  1

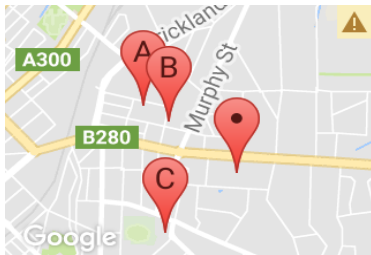
Indicative Selling Price

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

Price Range: \$245,000 to \$255,000

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (Unit)

\$306,250

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6/26 LANSELL ST, EAST BENDIGO, VIC 3550

 2  1  1

Sale Price

\$250,000

Sale Date: 01/12/2017

Distance from Property: 782m



1/43 CASEY ST, EAST BENDIGO, VIC 3550

 2  1  1

Sale Price

\$230,000

Sale Date: 24/10/2017

Distance from Property: 584m



4/29 GLENCOE ST, KENNINGTON, VIC 3550

 2  1  1

Sale Price

***\$255,000**

Sale Date: 06/10/2017

Distance from Property: 640m



This report has been compiled on 24/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

1/7 CAROLA COURT, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range:

\$245,000 to \$255,000

Median sale price

Median price

\$306,250

House

X

Unit


Suburb

KENNINGTON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6/26 LANSELL ST, EAST BENDIGO, VIC 3550	\$250,000	01/12/2017
1/43 CASEY ST, EAST BENDIGO, VIC 3550	\$230,000	24/10/2017
4/29 GLENCOE ST, KENNINGTON, VIC 3550	*\$255,000	06/10/2017