

# 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

5 David Court, Kennington Vic 3550

### Indicative selling price

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

Range between \$535,000

&

\$565,000

### Median sale price

Median price \$377,250

Property Type House

Suburb Kennington

Period - From 01/01/2019

to 31/12/2019

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 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	6 Kaye Cr KENNINGTON 3550	\$577,000	09/10/2019
2	18 Timbertop Dr KENNINGTON 3550	\$558,000	02/11/2019
3	17 The Strand KENNINGTON 3550	\$535,000	24/04/2019

**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:

09/04/2020 16:55



4 2 2

**Property Type:** House  
**Land Size:** 1096 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$535,000 - \$565,000  
**Median House Price**  
Year ending December 2019: \$377,250

## Comparable Properties



**6 Kaye Cr KENNINGTON 3550 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$577,000  
**Method:** Private Sale  
**Date:** 09/10/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1024 sqm approx



**18 Timbertop Dr KENNINGTON 3550 (REI)**

**Agent Comments**

3 2 3

**Price:** \$558,000  
**Method:** Private Sale  
**Date:** 02/11/2019  
**Rooms:** 5  
**Property Type:** House



**17 The Strand KENNINGTON 3550 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 24/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 747 sqm approx