

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	75 Mundy Street, Kennington Vic 3550
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Indicative selling price

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

Range between \$575,000 & \$632,500

Median sale price

Median price	\$380,000	House	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 46 Reginald St QUARRY HILL 3550	\$599,000	16/05/2018
2 45 Lowndes St KENNINGTON 3550	\$595,000	13/08/2018
3 6 Hallam St FLORA HILL 3550	\$585,000	10/07/2018

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.~~

Leonie Butler CEA (REIV)
(03) 5440 5025
0417 521 661
leonie@dck.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$632,500
Median House Price
Year ending June 2018: \$380,000

Comparable Properties



46 Reginald St QUARRY HILL 3550 (REI/VG)

[Agent Comments](#)

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Price: \$599,000
Method: Private Sale
Date: 16/05/2018
Rooms: 7
Property Type: House
Land Size: 733 sqm approx



45 Lowndes St KENNINGTON 3550 (REI/VG)

[Agent Comments](#)

 5  2  2

Price: \$595,000
Method: Private Sale
Date: 13/08/2018
Rooms: 7
Property Type: House
Land Size: 677 sqm approx



6 Hallam St FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

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Price: \$585,000
Method: Private Sale
Date: 10/07/2018
Rooms: 6
Property Type: House
Land Size: 591 sqm approx