

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 NINGANA DRIVE, KENNINGTON, VIC**

 4  1  2

Indicative Selling Price

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

**\$590,000 to 630,000**

Provided by: Jacinta McIvor, Professionals Bendigo

## SUBURB MEDIAN



**KENNINGTON, VIC, 3550**

Suburb Median Sale Price (House)

**\$347,750**

01 April 2016 to 31 March 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.



**60 MARNIE RD, KENNINGTON, VIC 3550**

 4  2  2

Sale Price

**\*\$587,000**

Sale Date: 18/03/2017

Distance from Property: 472m



**86 MARNIE RD, KENNINGTON, VIC 3550**

 4  2  2

Sale Price

**Price Withheld**

Sale Date: 09/02/2017

*\$632,500*

Distance from Property: 162m



**39 MARNIE RD, KENNINGTON, VIC 3550**

 4  2  2

Sale Price

**\$585,000**

Sale Date: 27/01/2017

Distance from Property: 658m



This report has been compiled on 23/05/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://www.pricfinder.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 NINGANA DRIVE, KENNINGTON, VIC 3550

### Indicative selling price

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

Single Price / Range 590,000 to 630,000

### Median sale price

Median price \$347,750 House  Unit  Suburb KENNINGTON  
Period 01 April 2016 to 31 March 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
60 MARNIE RD, KENNINGTON, VIC 3550	*\$587,000	18/03/2017
86 MARNIE RD, KENNINGTON, VIC 3550	<i>\$632,500</i> Price Withheld	09/02/2017
39 MARNIE RD, KENNINGTON, VIC 3550	\$585,000	27/01/2017