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Statement of Information

16A BARWON DRIVE, KENNINGTON, VIC 3550

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16A BARWON DRIVE, KENNINGTON, VIC

3 2 1

Indicative Selling Price

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

Price Range: \$399,000 to \$419,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (House)

\$350,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



26 CHELSEA BVD, STRATHDALE, VIC 3550

3 2 1

Sale Price

\$405,000

Sale Date: 17/11/2016

Distance from Property: 626m



4 HEYINGTON PL, KENNINGTON, VIC 3550

3 2 2

Sale Price

\$407,000

Sale Date: 01/07/2016

Distance from Property: 1.5km



1/4 KAYE CRES, KENNINGTON, VIC 3550

2 2 1

Sale Price

\$410,000

Sale Date: 27/04/2016

Distance from Property: 990m



This report has been compiled on 04/10/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - 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

16A BARWON DRIVE, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range:

\$399,000 to \$419,000

Median sale price

Median price

\$350,000

House

X

Unit

Suburb

KENNINGTON

Period

01 October 2016 to 30 September 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
26 CHELSEA BVD, STRATHDALE, VIC 3550	\$405,000	17/11/2016
4 HEYINGTON PL, KENNINGTON, VIC 3550	\$407,000	01/07/2016
1/4 KAYE CRES, KENNINGTON, VIC 3550	\$410,000	27/04/2016