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

32 Mahon Avenue, Kennington Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$560,000		&		\$590,000				
Median sale price									
Median price	\$580,000	Pro	Property Type Hou		se		Suburb	Kennington	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6 Valli PI EAST BENDIGO 3550	\$560,000	25/05/2021
2	5 Golden Gla STRATHDALE 3550	\$600,000	25/03/2021
3	4 Heyington PI KENNINGTON 3550	\$565,000	11/03/2021

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:

16/07/2021 13:38









Property Type: Agent Comments Indicative Selling Price \$560,000 - \$590,000 Median House Price June quarter 2021: \$580,000

Comparable Properties

6 Valli PI EAST BENDIGO 3550 (REI) 4 2 2 2 Price: \$560,000 Method: Private Sale Date: 25/05/2021 Property Type: House	Agent Comments
5 Golden Gla STRATHDALE 3550 (REI/VG) 4 2 2 2 Price: \$600,000 Method: Private Sale Date: 25/03/2021 Property Type: House Land Size: 747 sqm approx	Agent Comments
4 Heyington PI KENNINGTON 3550 (VG) → 3 → - → - Price: \$565,000 Method: Sale Date: 11/03/2021 Property Type: House (Previously Occupied - Detached) Land Size: 712 sqm approx	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.