

STATEMENT OF INFORMATION

32 NEALE STREET, KENNINGTON, VIC 3550

PREPARED BY JENNY DONALDSON, PROFESSIONAL SUNDAY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 NEALE STREET, KENNINGTON, VIC

 2  1  3

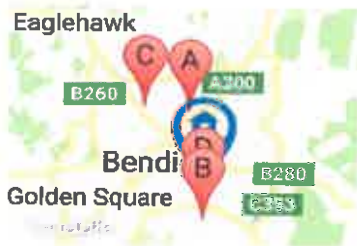
Indicative Selling Price

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

\$340,000 to \$355,000

Provided by: Jenny Donaldson, 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.



11 CALEDONIA ST, NORTH BENDIGO, VIC

 3  1  1

Sale Price

\$345,000

Sale Date: 29/07/2016

Distance from Property: 2km



126 NEALE ST, FLORA HILL, VIC 3550

 2  1  1

Sale Price

\$310,000

Sale Date: 12/08/2016

Distance from Property: 1.3km



11 PROUSES RD, NORTH BENDIGO, VIC 3550

 3  1  2

Sale Price

\$347,000

Sale Date: 05/11/2016

Distance from Property: 2.7km



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82 NEALE ST, KENNINGTON, VIC 3550

 2  1  -

Sale Price

\$350,000

Sale Date: 05/04/2017

Distance from Property: 696m



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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

32 NEALE STREET, KENNINGTON, VIC 3550

Indicative selling price

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

Single Price / Range \$340,000 to \$355,000

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
11 CALEDONIA ST, NORTH BENDIGO, VIC 3550	\$345,000	29/07/2016
126 NEALE ST, FLORA HILL, VIC 3550	\$310,000	12/08/2016
11 PROUSES RD, NORTH BENDIGO, VIC 3550	\$347,000	05/11/2016
82 NEALE ST, KENNINGTON, VIC 3550	\$350,000	05/04/2017