

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 and
postcode

7 Darwinia Street Dennington VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$110,000

Property type

Land

Suburb

Dennington

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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.

Address of comparable property

Price

Date of sale

32 Adriana Crescent Dennington VIC 3280	\$450,000	20-Apr-21
7 Rongoa Drive Warrnambool VIC 3280	\$426,000	25-Jun-21
59 Dennington Rise Dennington VIC 3280	\$445,000	15-Mar-21

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: 15 September 2021


32 Adriana Crescent Dennington VIC 3280

Sold Price

\$450,000

Sold Date

20-Apr-21
 3  2  2

Distance

0.24km

7 Rongoa Drive Warrnambool VIC 3280

Sold Price

\$426,000

Sold Date

25-Jun-21
 3  1  2

Distance

0.33km

59 Dennington Rise Dennington VIC 3280

Sold Price

\$445,000

Sold Date

15-Mar-21
 3  2  2

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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