

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

4/58 Marnie Road, Kennington Vic 3550

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$380,000

House

X

Unit

Suburb or locality

Kennington

Period - From

01/07/2017

to

30/06/2018

Source

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 eighteen 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
1	10 Kiandra Way KENNINGTON 3550	\$432,500	13/04/2017
2	25 Isabella Gr STRATHDALE 3550	\$420,000	29/05/2018
3	13/1 Edwards Rd KENNINGTON 3550	\$420,000	04/05/2017

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 eighteen months.~~

Leonie Butler CEA (REIV)
(03) 5440 5025
0417 521 661
leonie@dck.com.au

Indicative Selling Price
\$420,000 - \$440,000
Median House Price
Year ending June 2018: \$380,000



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties



10 Kiandra Way KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$432,500
Method: Private Sale
Date: 13/04/2017
Rooms: 5
Property Type: House
Land Size: 726 sqm approx



25 Isabella Gr STRATHDALE 3550 (REI/VG) **Agent Comments**



Price: \$420,000
Method: Private Sale
Date: 29/05/2018
Rooms: 5
Property Type: House
Land Size: 536 sqm approx



13/1 Edwards Rd KENNINGTON 3550 (VG) **Agent Comments**



Price: \$420,000
Method: Sale
Date: 04/05/2017
Rooms: -
Property Type: Townhouse (Conjoined)