

# 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

17 Mafeking Street, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$525,000

### Median sale price

Median price \$600,000 Property Type House Suburb Kennington

Period - From 01/01/2022 to 31/03/2022 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 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
1	18 Carolin St FLORA HILL 3550	\$520,000	30/06/2021
2	18 Nish St FLORA HILL 3550	\$481,000	13/07/2021
3	4 Kate CI KENNINGTON 3550	\$480,000	15/07/2021

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:

19/04/2022 13:46

17 Mafeking Street, Kennington Vic 3550



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



3   2   1

**Property Type:** House  
**Land Size:** 420m2 (Approx) sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$525,000  
**Median House Price**  
March quarter 2022: \$600,000

## Comparable Properties



**18 Carolin St FLORA HILL 3550 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 30/06/2021  
**Property Type:** House  
**Land Size:** 582 sqm approx



**18 Nish St FLORA HILL 3550 (VG)**

**Agent Comments**

3   -   -

**Price:** \$481,000  
**Method:** Sale  
**Date:** 13/07/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 465 sqm approx



**4 Kate CI KENNINGTON 3550 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 15/07/2021  
**Property Type:** House  
**Land Size:** 511 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**



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