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	17 Mafeking Street, Kennington Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$495,000	&	\$525,000
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Median sale price

Median price	\$600,000	Pro	perty 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
	40 Ni-l- 04 EL ODA LIII L 0550	\$404.000	10/07/0001

2 18 Nish St FLORA HILL 3550 \$481,000 13/07/2021 3 4 Kate CI KENNINGTON 3550 \$480,000 15/07/2021

OR

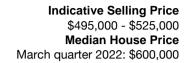
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/04/2022 13:46





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







Property Type: House

Land Size: 420m2 (Approx) sqm

approx

Agent Comments

Comparable Properties



18 Carolin St FLORA HILL 3550 (REI/VG)

— 3





Price: \$520,000 Method: Private Sale Date: 30/06/2021 Property Type: House

Land Size: 582 sqm approx

Agent Comments



18 Nish St FLORA HILL 3550 (VG)

=| 3





Price: \$481,000 Method: Sale Date: 13/07/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 465 sqm approx

Agent Comments



4 Kate CI KENNINGTON 3550 (REI/VG)

— 3





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

Account - Dungey Carter Ketterer | P: 03 5440 5000



