

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

12 Learmonth Close 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

\$399,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$130,000

Property type

Land

Suburb

Dennington

Period-from

01 Oct 2019

to

30 Sep 2020

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

31 Dennington Rise Dennington VIC 3280	\$400,000	24-Jan-20
20 Pappas Drive Dennington VIC 3280	\$395,000	14-Jul-20
55 Adriana Crescent Dennington VIC 3280	\$390,000	23-Jun-20

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: 08 October 2020



31 Dennington Rise Dennington VIC 3280

Sold Price

\$400,000

Sold Date

24-Jan-20



3



2



2

Distance

0.3km



20 Pappas Drive Dennington VIC 3280

Sold Price

\$395,000

Sold Date

14-Jul-20



3



2



2

Distance

0.46km



55 Adriana Crescent Dennington VIC 3280

Sold Price

\$390,000

Sold Date

23-Jun-20



3



2



1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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