

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 NERANG COURT, KENNINGTON, VIC**

 4  2  2

**Indicative Selling Price**

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

**Single Price: \$490,000**

## MEDIAN SALE PRICE



**KENNINGTON, VIC, 3550**

**Suburb Median Sale Price (House)**

**\$370,000**

01 October 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**24 PLANTE CRT, STRATHDALE, VIC 3550**

 4  2  3

**Sale Price**

**\*\$475,000**

Sale Date: 07/11/2017

Distance from Property: 1.2km



**3 HAKEA ST, KENNINGTON, VIC 3550**

 4  2  2

**Sale Price**

**\$470,000**

Sale Date: 31/08/2017

Distance from Property: 1.4km



**36 MAYFIELD PDE, STRATHDALE, VIC 3550**

 3  2  3

**Sale Price**

**\$480,000**

Sale Date: 24/10/2017

Distance from Property: 852m



This report has been compiled on 31/01/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3 NERANG COURT, KENNINGTON, VIC 3550

Indicative selling price

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

Single Price:

\$490,000

Median sale price

Median price

\$370,000

House

X

Unit


Suburb

KENNINGTON

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
24 PLANTE CRT, STRATHDALE, VIC 3550	*\$475,000	07/11/2017
3 HAKEA ST, KENNINGTON, VIC 3550	\$470,000	31/08/2017
36 MAYFIELD PDE, STRATHDALE, VIC 3550	\$480,000	24/10/2017