

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 NERANG COURT, KENNINGTON, VIC







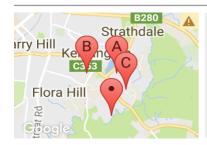
**Indicative Selling Price** 

For the meaning of this price see 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: **pricefinder** 

## **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







Sale Price

\*\$475,000

Sale Date: 07/11/2017

Distance from Property: 1.2km





## 3 HAKEA ST, KENNINGTON, VIC 3550







Sale Price

\$470,000

Sale Date: 31/08/2017

Distance from Property: 1.4km





36 MAYFIELD PDE, STRATHDALE, VIC 3550







Sale Price

\$480,000

Sale Date: 24/10/2017

Distance from Property: 852m



# 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
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## Indicative selling price

For the meaning of this price see 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			Sourc	се		ricefinder

## 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