



**first
national**
REAL ESTATE

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Statement of Information

11 MURPHY STREET, KENNINGTON, VIC 3550

Prepared by Matt Pinniger, Office Phone: 03 5440 9500

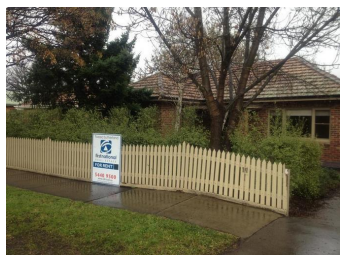


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REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MURPHY STREET, KENNINGTON, VIC

3 1 2

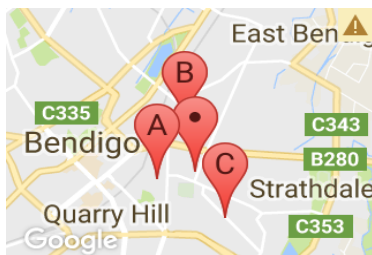
Indicative Selling Price

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

Price Range: \$350,000 to \$370,000

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (House)

\$334,000

01 July 2016 to 30 June 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.



23 HAVLIN ST, KENNINGTON, VIC 3550

3 1 2

Sale Price

\$365,000

Sale Date: 21/04/2017

Distance from Property: 515m



16 DENOVA ST, EAST BENDIGO, VIC 3550

3 1 1

Sale Price

\$355,000

Sale Date: 21/02/2017

Distance from Property: 666m



43 MARSHALL CRES, KENNINGTON, VIC 3550

3 2 2

Sale Price

\$355,000

Sale Date: 03/11/2016

Distance from Property: 782m



This report has been compiled on 17/08/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - 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

11 MURPHY STREET, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range:

\$350,000 to \$370,000

Median sale price

Median price

\$334,000

House

X

Unit


Suburb

KENNINGTON

Period

01 July 2016 to 30 June 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
23 HAVLIN ST, KENNINGTON, VIC 3550	\$365,000	21/04/2017
16 DENOVAN ST, EAST BENDIGO, VIC 3550	\$355,000	21/02/2017
43 MARSHALL CRES, KENNINGTON, VIC 3550	\$355,000	03/11/2016