

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Dennington Rise, Dennington Vic 3280

Indicative selling price

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

Single price

\$399,900

Median sale price

Median price

House

Unit

Suburb

Dennington

Period - From

to

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Dennington Rise WARRNAMBOOL 3280	\$382,500	31/10/2017
2	8 Dennington Rise DENNINGTON 3280	\$355,000	24/07/2017
3	198 Coghlands Rd DENNINGTON 3280	\$130,000	03/07/2017

OR

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

26 Dennington Rise, Dennington Vic 3280

Daniel Roberts
03 55644555
0431767855
daniel@robertsone.com.au
Indicative Selling Price
\$399,900



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



20 Dennington Rise WARRNAMBOOL 3280 (REI)

Agent Comments



Price: \$382,500
Method: Private Sale
Date: 31/10/2017
Rooms: 4
Property Type: House



8 Dennington Rise DENNINGTON 3280 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 24/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 685 sqm approx

198 Coghlan Rd DENNINGTON 3280 (VG)

Agent Comments



Price: \$130,000
Method: Sale
Date: 03/07/2017
Rooms: -
Property Type: Land
Land Size: 647 sqm approx