

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

45 Mill Street, Kennington

Indicative selling price

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

\$430,000

&

\$460,000

Median sale price

Median price

\$371,250

House

X

Period - From

20th Aug 2018

to

20th Aug 2018

Source

Realestate.com.au

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
1. 4 Willow Drive, Kennington	\$460,000	8 Jun 2018
2. 52 Mill Street, Strathdale	\$450,000	20 Aug 2018
3. 9 Nandina Court, Strathdale	\$430,000	22 May 2018

Property data source: rpp.rpdata.com. Generated on 30 April 2017.

Additional information about comparable sales.



Kennington 4 Willow Drive

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 740m2



Strathdale 52 Mill Street

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 941m2



Strathdale 9 Nandina Court

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 782m2

Property data source: rpp.rpdata.com. Generated on 23 August 2018.