

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	29 Murphy Street, Kennington Vic 3550
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$345,000

Median sale price

Median price	\$415,000	Hou	ıse X	Unit		Suburb or locality	Kennington
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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1	15 Havlin St.E KENNINGTON 3550	\$386,500	15/03/2019
2	23 Hammer St FLORA HILL 3550	\$370,000	25/03/2019
3	4 Royal Av KENNINGTON 3550	\$346,000	14/06/2019

OR

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

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Price

Date of sale

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Indicative Selling Price \$345,000 **Median House Price** June quarter 2019: \$415,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 660 Approx sqm

approx

Agent Comments

Comparable Properties



15 Havlin St.E KENNINGTON 3550 (REI/VG)





Price: \$386,500 Method: Private Sale Date: 15/03/2019

Rooms: 4

Property Type: House Land Size: 481 sqm approx **Agent Comments**



23 Hammer St FLORA HILL 3550 (VG)

-3





Price: \$370,000 Method: Sale Date: 25/03/2019

Rooms: -

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments



4 Royal Av KENNINGTON 3550 (REI/VG)



Price: \$346,000 Method: Private Sale Date: 14/06/2019

Rooms: 4

Property Type: House Land Size: 580 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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