

# 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  
Including suburb or  
locality and postcode

12 Edwards Road, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$525,000

### Median sale price

Median price \$415,000

Property Type House

Suburb 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 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	1/35-37 Sternberg St KENNINGTON 3550	\$525,000	21/05/2018
2	63a Marnie Rd KENNINGTON 3550	\$520,000	12/04/2019
3	3 Weatherby Dr STRATHDALE 3550	\$508,000	27/09/2018

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 18 months.~~

This Statement of Information was prepared on:

09/10/2019 10:44

12 Edwards Road, Kennington Vic 3550



Kaye Lazenby CEA (REIV)  
0407 843 167  
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3 2 4

**Property Type:** House  
**Land Size:** 564 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$525,000

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

## Comparable Properties



1/35-37 Sternberg St KENNINGTON 3550  
(REI/VG)

**Agent Comments**

3 2 2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 21/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 295 sqm approx



63a Marnie Rd KENNINGTON 3550 (REI/VG)

**Agent Comments**

3 2 1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 12/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 559 sqm approx



3 Weatherby Dr STRATHDALE 3550 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$508,000  
**Method:** Private Sale  
**Date:** 27/09/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 787 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



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.