

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 Lowndes Street, Kennington Vic 3550

Indicative selling price

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

Range between \$599,000

&

\$649,000

Median sale price

Median price \$519,500

Property Type House

Suburb Kennington

Period - From 01/07/2021

to 30/09/2021

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	29 Harley St STRATHDALE 3550	\$660,000	09/06/2021
2	13 Yallambee Dr KENNINGTON 3550	\$657,500	29/10/2021
3	31 Harley St STRATHDALE 3550	\$605,000	18/10/2021

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:

24/11/2021 14:32



4 3 4

Rooms: 8
Property Type: House
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
\$599,000 - \$649,000
Median House Price
September quarter 2021: \$519,500

Comparable Properties

29 Harley St STRATHDALE 3550 (VG)

Agent Comments

4 - -

Price: \$660,000
Method: Sale
Date: 09/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 788 sqm approx



13 Yallambee Dr KENNINGTON 3550 (REI)

Agent Comments

5 2 6

Price: \$657,500
Method: Private Sale
Date: 29/10/2021
Property Type: House
Land Size: 1177 sqm approx



31 Harley St STRATHDALE 3550 (REI)

Agent Comments

3 2 2

Price: \$605,000
Method: Private Sale
Date: 18/10/2021
Property Type: House
Land Size: 790 sqm approx

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