

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

16 Bolton Drive, Kennington Vic 3550

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb or locality

Kennington

Period - From

01/10/2018

to

31/12/2018

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		Price	Date of sale
1	22 Nabilla Cr STRATHDALE 3550	\$375,000	08/12/2017
2	37 Harley St STRATHDALE 3550	\$368,500	29/10/2018
3	92 Harley St STRATHDALE 3550	\$365,000	30/08/2018

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 eighteen months.~~

16 Bolton Drive, Kennington Vic 3550



Leonie Butler CEA (REIV)
0417 521 661
leonie@dck.com.au



3 1 1

Rooms:
Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$385,000
Median House Price
December quarter 2018: \$370,000

Comparable Properties



22 Nabilla Cr STRATHDALE 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$375,000
Method: Private Sale
Date: 08/12/2017
Rooms: 7
Property Type: House



37 Harley St STRATHDALE 3550 (VG)

Agent Comments

3 - -

Price: \$368,500
Method: Sale
Date: 29/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



92 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$365,000
Method: Private Sale
Date: 30/08/2018
Rooms: 4
Property Type: House
Land Size: 890 sqm approx