

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
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Indicative selling price

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

Single price	\$385,000
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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)
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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