

# 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	18 Greenwood Drive, Kennington Vic 3550
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#### Indicative selling price

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

Range between	\$595,000	&	\$625,000
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#### Median sale price

Median price	\$380,000	House	X	Unit		Suburb or locality	Kennington
Period - From	01/01/2018	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	6 Frog Hollow STRATHDALE 3550	\$615,000	16/02/2018
2	7 Inorom PI KENNINGTON 3550	\$590,000	12/09/2017
3	25 Greenwood Dr KENNINGTON 3550	\$550,000	12/10/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1360 sqm approx

Agent Comments

## Comparable Properties



**6 Frog Hollow STRATHDALE 3550 (VG)**

Agent Comments



**Price:** \$615,000

**Method:** Sale

**Date:** 16/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1482 sqm approx



**7 Inorom PI KENNINGTON 3550 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 12/09/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 2319 sqm approx

**25 Greenwood Dr KENNINGTON 3550 (REI/VG)** Agent Comments



**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 12/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1511 sqm approx