

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

23/1 Edwards Road, Kennington Vic 3550

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$370,000 House ☒ 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	2/13 Fox St EAST BENDIGO 3550	\$405,000	11/10/2018
2	3/3 Shamrock St GOLDEN SQUARE 3555	\$395,000	05/06/2018
3	7b Wirth St FLORA HILL 3550	\$385,000	06/09/2018

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 eighteen months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median House Price
December quarter 2018: \$370,000

Comparable Properties



2/13 Fox St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 11/10/2018
Rooms: 5
Property Type: Townhouse (Single)



3/3 Shamrock St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 05/06/2018
Rooms: 5
Property Type: House
Land Size: 300 sqm approx



7b Wirth St FLORA HILL 3550 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 06/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 215 sqm approx