

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

29 Murphy Street, Kennington Vic 3550

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$415,000 House X Unit Suburb or locality Kennington

Period - From 01/04/2019 to 30/06/2019 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	15 Havlin St.E KENNINGTON 3550	\$386,500	15/03/2019
2	23 Hammer St FLORA HILL 3550	\$370,000	25/03/2019
3	4 Royal Av KENNINGTON 3550	\$346,000	14/06/2019

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: 660 Approx sqm approx

Agent Comments

Indicative Selling Price

\$345,000

Median House Price

June quarter 2019: \$415,000

Comparable Properties



15 Havlin St.E KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$386,500

Method: Private Sale

Date: 15/03/2019

Rooms: 4

Property Type: House

Land Size: 481 sqm approx



23 Hammer St FLORA HILL 3550 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 25/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 704 sqm approx



4 Royal Av KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$346,000

Method: Private Sale

Date: 14/06/2019

Rooms: 4

Property Type: House

Land Size: 580 sqm approx