

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	3 Winterborne Rise, 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	\$445,000	&	\$489,500
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#### Median sale price

Median price	\$380,000	House	X	Unit		Suburb	Kennington
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	9 Boronia Cr STRATHDALE 3550	\$475,000	14/08/2018
2	24 Plante Ct STRATHDALE 3550	\$475,000	07/11/2017
3	24 Harley St STRATHDALE 3550	\$445,000	10/08/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3 Winterborne Rise, Kennington Vic 3550



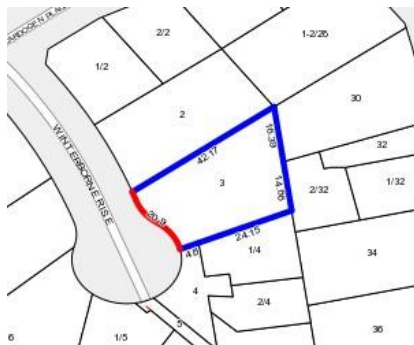
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**Indicative Selling Price**

\$445,000 - \$489,500

**Median House Price**

Year ending June 2018: \$380,000



**Rooms:**

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

**Land Size:** 868 sqm approx

**Agent Comments**

## Comparable Properties



**9 Boronia Cr STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 14/08/2018

**Rooms:** 12

**Property Type:** House

**Land Size:** 886 sqm approx



**24 Plante Ct STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 07/11/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 790 sqm approx



**24 Harley St STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$445,000

**Method:** Private Sale

**Date:** 10/08/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 847 sqm approx