

## 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

4/58 Marnie Road, Kennington Vic 3550

#### Indicative selling price

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

Range between \$420,000

&

\$440,000

#### Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

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 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	10 Kiandra Way KENNINGTON 3550	\$432,500	13/04/2017
2	25 Isabella Gr STRATHDALE 3550	\$420,000	29/05/2018
3	13/1 Edwards Rd KENNINGTON 3550	\$420,000	04/05/2017

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.

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**Indicative Selling Price**  
\$420,000 - \$440,000  
**Median House Price**  
Year ending June 2018: \$380,000



**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

## Comparable Properties



10 Kiandra Way KENNINGTON 3550 (REI/VG) **Agent Comments**



**Price:** \$432,500  
**Method:** Private Sale  
**Date:** 13/04/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 726 sqm approx



25 Isabella Gr STRATHDALE 3550 (REI/VG) **Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 29/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 536 sqm approx



13/1 Edwards Rd KENNINGTON 3550 (VG) **Agent Comments**



**Price:** \$420,000  
**Method:** Sale  
**Date:** 04/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Conjoined)