

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

49 Havlin Street East, Kennington Vic 3550

Indicative selling price

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

Range between \$395,000

&

\$420,000

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	90 Olinda St QUARRY HILL 3550	\$414,600	09/04/2018
2	32 Chapel St BENDIGO 3550	\$412,500	02/04/2019
3	20 Hopetoun St BENDIGO 3550	\$412,000	20/10/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$420,000
Median House Price
June quarter 2019: \$415,000

Comparable Properties



90 Olinda St QUARRY HILL 3550 (VG)

Agent Comments

3 - -

Price: \$414,600
Method: Sale
Date: 09/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 307 sqm approx



32 Chapel St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$412,500
Method: Private Sale
Date: 02/04/2019
Rooms: 4
Property Type: House
Land Size: 521 sqm approx



20 Hopetoun St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$412,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 506 sqm approx