

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

5 David Court, Kennington Vic 3550

Indicative selling price

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

Range between \$535,000

&

\$565,000

Median sale price

Median price \$377,250

Property Type House

Suburb Kennington

Period - From 01/01/2019

to 31/12/2019

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 18 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	6 Kaye Cr KENNINGTON 3550	\$577,000	09/10/2019
2	18 Timbertop Dr KENNINGTON 3550	\$558,000	02/11/2019
3	17 The Strand KENNINGTON 3550	\$535,000	24/04/2019

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 18 months.~~

This Statement of Information was prepared on:

09/04/2020 16:55



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Property Type: House
Land Size: 1096 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$565,000
Median House Price
Year ending December 2019: \$377,250

Comparable Properties



6 Kaye Cr KENNINGTON 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$577,000
Method: Private Sale
Date: 09/10/2019
Rooms: 8
Property Type: House
Land Size: 1024 sqm approx



18 Timbertop Dr KENNINGTON 3550 (REI)

Agent Comments

3 2 3

Price: \$558,000
Method: Private Sale
Date: 02/11/2019
Rooms: 5
Property Type: House



17 The Strand KENNINGTON 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$535,000
Method: Private Sale
Date: 24/04/2019
Rooms: 5
Property Type: House
Land Size: 747 sqm approx