Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	r sale							
Address Including suburb o locality and postcode	3550							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$815,000 & \$865,000								
Median sale price								
Median price \$519,	Median price \$519,500 Property Type House Sub				Suburb	urb Kennington		
Period - From 01/07	7/2021 to	30/09/2021] 8	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					P	Price	Date of sale	
1 28 Blue Gum Dr STRATHDALE 3550					\$	840,000	01/05/2021	
2								
3		10						
OR 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.								
This Statement of Information was prepared on:					on:	14/01/2022 14:03		



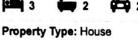


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September quarter 2021: \$519,500





Land Size: 866 sqm approx Agent Comments

Comparable Properties



28 Blue Gum Dr STRATHDALE 3550 (REI/VG) Agent Comments

4 b 2

Price: \$840,000 Method: Private Sale Date: 01/05/2021 Property Type: House Land Size: 1308 sqm approx

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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