

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

9 The Strand, Kennington Vic 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 \$519,500

Property Type House

Suburb Kennington

Period - From 01/07/2021

to 30/09/2021

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	28 Blue Gum Dr STRATHDALE 3550	\$840,000	01/05/2021
2			
3			

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.~~

This Statement of Information was prepared on:

14/01/2022 14:03

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3 2 2

Property Type: House
Land Size: 866 sqm approx
Agent Comments

Indicative Selling Price
\$815,000 - \$865,000
Median House Price
September quarter 2021: \$519,500

Comparable Properties



28 Blue Gum Dr STRATHDALE 3550 (REIV/G) Agent Comments

4 2 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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