

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12/190 St Aidans Road, Kennington, VIC 3550

INDICATIVE SELLING PRICE

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

Range Between \$440,000 & (\$470,000)

MEDIAN SALE PRICE

Median price \$250,000 | House | Kennington (3550)

Period - From 1 August 2016 to 1 July 2017 | Source - RP Data

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/29 WILDWOOD DR, STRATHDALE VIC 3550	\$426,000	06/10/2016
1/4 BARWON DR, KENNINGTON VIC 3550	\$380,000	18/11/2016
1/47 RACE ST, FLORA HILL VIC 3550	\$415,000	06/12/2016

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

McKean McGregor - (03) 5443 4977
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552