

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 CLAIRE COURT, KENNINGTON, VIC

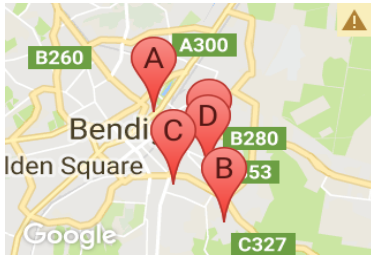
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Indicative Selling Price

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

Price Range: **\$254,000 to \$281,000**

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (Unit)

\$90,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



1/32 ARNOLD ST, BENDIGO, VIC 3550

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Sale Price

\$272,500

Sale Date: 19/04/2017

Distance from Property: 1.9km



1/50 MARNIE RD, KENNINGTON, VIC 3550

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Sale Price

\$259,000

Sale Date: 09/03/2017

Distance from Property: 2km



1/112 NEALE ST, FLORA HILL, VIC 3550

 2  1  1

Sale Price

\$278,000

Sale Date: 06/02/2017

Distance from Property: 1.3km



This report has been compiled on 17/09/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1/28 HEWITT AVE, KENNINGTON, VIC 3550

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Sale Price

\$260,000

Sale Date: 18/10/2016

Distance from Property: 480m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 CLAIRE COURT, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range: \$254,000 to \$281,000

Median sale price

Median price \$90,000

House

Unit

X

Suburb

KENNINGTON

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
1/32 ARNOLD ST, BENDIGO, VIC 3550	\$272,500	19/04/2017
1/50 MARNIE RD, KENNINGTON, VIC 3550	\$259,000	09/03/2017
1/112 NEALE ST, FLORA HILL, VIC 3550	\$278,000	06/02/2017
1/28 HEWITT AVE, KENNINGTON, VIC 3550	\$260,000	18/10/2016