

# Statement of Information

137 EDWARDS ROAD, KENNINGTON, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 137 EDWARDS ROAD, KENNINGTON, VIC 🕮 - 🕒 - 😂 -







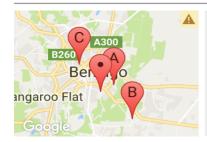
**Indicative Selling Price** 

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

\$550,000 to \$575,000 Price Range:

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

#### **MEDIAN SALE PRICE**



# **KENNINGTON, VIC, 3550**

**Suburb Median Sale Price (House)** 

\$332,500

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.



#### 8 FIGTREE LANE, STRATHDALE, VIC 3550







Sale Price

\$570,000

Sale Date: 19/04/2016

Distance from Property: 1.6km





# 24 NUBRENA DR, STRATHFIELDSAYE, VIC 3551 🕮 4 🕒 2







Sale Price

\$570,000

Sale Date: 18/06/2016

Distance from Property: 4.6km





# 5 FREDERICK ST, BENDIGO, VIC 3550







**Sale Price** 

\$565.000

Sale Date: 12/11/2016

Distance from Property: 3.9km



# 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	137 EDWARDS ROAD, KENNINGTON, VIC 3550
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#### Indicative selling price

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

Price Range: \$550,000 to \$575,000

#### Median sale price

Median price	\$332,500	House	Х	Unit	Suburb	KENNINGTON	
Period	01 July 2016 to 30 June 2017			Source	p	pricefinder	

# 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
8 FIGTREE LANE, STRATHDALE, VIC 3550	\$570,000	19/04/2016
24 NUBRENA DR, STRATHFIELDSAYE, VIC 3551	\$570,000	18/06/2016
5 FREDERICK ST, BENDIGO, VIC 3550	\$565,000	12/11/2016

