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REAL ESTATE

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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

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

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



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



This report has been compiled on 20/07/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

Indicative selling price

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

Median sale price

Median price \$332,500

House

Unit

Suburb

KENNINGTON

Period 01 July 2016 to 30 June 2017

Source



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