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## STATEMENT OF INFORMATION

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

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**12/190 St Aidans Road, Kennington, VIC 3550**

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#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$460,000 & \$480,000**

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#### MEDIAN SALE PRICE

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

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

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#### 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
<b>1/29 WILDWOOD DR, STRATHDALE VIC 3550</b>	<b>\$426,000</b>	<b>06/10/2016</b>
<b>1/4 BARWON DR, KENNINGTON VIC 3550</b>	<b>\$380,000</b>	<b>18/11/2016</b>
<b>1/47 RACE ST, FLORA HILL VIC 3550</b>	<b>\$415,000</b>	<b>06/12/2016</b>

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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