

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 Houlahan Street, Kennington Vic 3550

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$415,000 Property Type House Suburb Kennington

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	4a Clarence Av KENNINGTON 3550	\$520,000	17/06/2019
2	63a Marnie Rd KENNINGTON 3550	\$520,000	12/04/2019
3	7 Carnegie Way BENDIGO 3550	\$515,000	06/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/10/2019 10:56



Property Type:

Agent Comments

Comparable Properties



4a Clarence Av KENNINGTON 3550 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 17/06/2019

Property Type: House (Res)

Land Size: 314 sqm approx



63a Marnie Rd KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: House

Land Size: 559 sqm approx

7 Carnegie Way BENDIGO 3550 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 06/09/2019

Rooms: 5

Property Type: House

Land Size: 134 sqm approx