

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/1 HAWDON AVENUE KENNETT RIVER VIC 3234

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$860,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

A* 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

12 TREETOPS TERRACE SKENES CREEK VIC 3233	\$825,000	11-Jan-25
22/4-8 SMITH STREET LORNE VIC 3232	\$1,175,000	16-Nov-24
34 THE BOULEVARDE WYE RIVER VIC 3234	\$840,000	12-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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12 TREETOPS TERRACE SKENES CREEK VIC 3233

4 1 2

Sold Price **\$825,000** Sold Date **11-Jan-25**

Distance **14.19km**



22/4-8 SMITH STREET LORNE VIC 3232

2 2 1

Sold Price **\$1,175,000** Sold Date **16-Nov-24**

Distance **17.46km**



34 THE BOULEVARDE WYE RIVER VIC 3234

2 1 3

Sold Price **\$840,000** Sold Date **12-Jul-24**

Distance **4.58km**

RS = Recent sale **UN** = Undisclosed Sale

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