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 or locality and postcode

12 Thompson Crescent, Kennington Vic 3550

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$645,000		&		\$665,000			
Median sale pr	rice							
Median price	\$600,000	Pro	operty Type	Hou	ISE		Suburb	Kennington
Period - From	24/10/2022	to	23/10/2023		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	4 Davies Ct FLORA HILL 3550	\$700,000	20/03/2023
2	4 Steane St KENNINGTON 3550	\$680,000	31/07/2023
3	22 Michael St KENNINGTON 3550	\$660,000	19/06/2023

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.

This Statement of Information was prepared on:

24/10/2023 10:10



12 Thompson Crescent, Kennington Vic 3550

DCKI

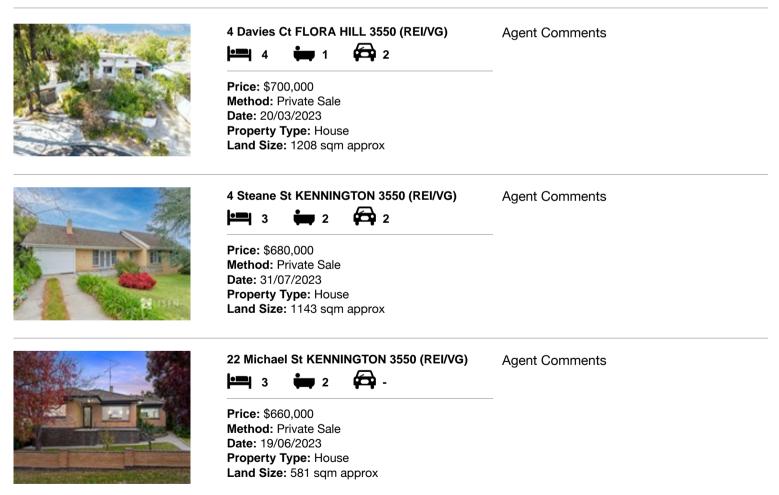
Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 1200 m2 approx sqm approx Agent Comments Indicative Selling Price \$645,000 - \$665,000 Median House Price 24/10/2022 - 23/10/2023: \$600,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000



Propertydata

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