

STATEMENT OF INFORMATION

9 LEIGH AVENUE, KENNINGTON, VIC 3550

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 LEIGH AVENUE, KENNINGTON, VIC

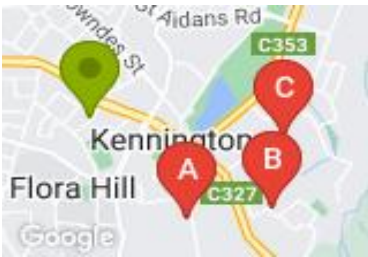
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$820,000 to \$900,000**

Provided by: Darcy Quinn , Ray White Bendigo

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

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.



36 MARNIE RD, KENNINGTON, VIC 3550

4
 2
 2

Sale Price

\$885,000

Sale Date: 20/11/2022

Distance from Property: 981m



32 MAYFIELD PDE, STRATHDALE, VIC

4
 2
 2

Sale Price

\$900,000

Sale Date: 27/10/2022

Distance from Property: 1.4km



14 HILLARY CRT, STRATHDALE, VIC 3550

3
 2
 2

Sale Price

\$845,000

Sale Date: 09/11/2022

Distance from Property: 1.3km

This report has been compiled on 31/01/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

9 LEIGH AVENUE, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range: \$820,000 to \$900,000

Median sale price

Median price

Property type

House

Suburb

KENNINGTON

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

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

Price

Date of sale

36 MARNIE RD, KENNINGTON, VIC 3550	\$885,000	20/11/2022
32 MAYFIELD PDE, STRATHDALE, VIC 3550	\$900,000	27/10/2022
14 HILLARY CRT, STRATHDALE, VIC 3550	\$845,000	09/11/2022

This Statement of Information was prepared

31/01/2024