

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

12-20 Kennedy Street, Penshurst Vic 3289

Indicative selling price

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

Range between \$165,000 & \$181,500

Median sale price

Median price \$85,000 Property Type Vacant land Suburb Penshurst

Period - From 21/06/2021 to 20/06/2022 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.

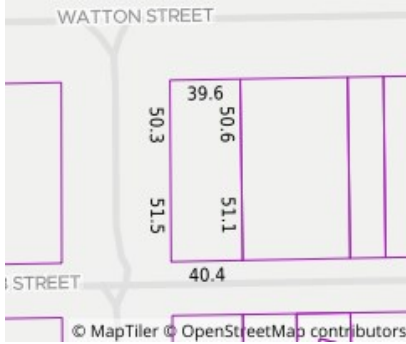
	Address of comparable property	Price	Date of sale
1	Cobb St PENSHURST 3289	\$99,900	14/04/2022
2	33 Watton St PENSHURST 3289	\$95,000	22/03/2022
3	48 Cobb St PENSHURST 3289	\$80,000	16/02/2022

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:

21/06/2022 17:25



Property Type: Hobby Farm < 20 ha
Land Size: 4173 sqm approx
 Agent Comments

Indicative Selling Price
 \$165,000 - \$181,500
Median Land Price
 21/06/2021 - 20/06/2022: \$85,000

Comparable Properties

Cobb St PENSURST 3289 (VG)

Agent Comments



Price: \$99,900
Method: Sale
Date: 14/04/2022
Property Type: Land
Land Size: 2025 sqm approx



33 Watton St PENSURST 3289 (VG)

Agent Comments



Price: \$95,000
Method: Sale
Date: 22/03/2022
Property Type: Land
Land Size: 2140 sqm approx



48 Cobb St PENSURST 3289 (REI/VG)

Agent Comments



Price: \$80,000
Method: Private Sale
Date: 16/02/2022
Property Type: Land
Land Size: 2023.43 sqm approx