
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

16 Irkara Drive, Kennington, VIC 3550

INDICATIVE SELLING PRICE

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

Single Price \$480,000

MEDIAN SALE PRICE

Median price \$380,000 | House | Kennington (3550)

Period - From 1 January 2018 to 1 January 2019 | Source - REA

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 Property	Price	Date of Sale
2 ELLA COURT, KENNINGTON VIC 3550	\$519,000	12/06/2018
24 BOLTON DRIVE, KENNINGTON VIC 3550	\$517,000	13/08/2018
11 GREENWOOD DRIVE, KENNINGTON VIC 3550	\$522,500	22/12/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

McKean McGregor - 03 5454 6600
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552