

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

11 Havlin Street East, Kennington Vic 3550

Indicative selling price

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

Range \$320,000 - \$345,000

Median sale price

Median Price \$385,500 | House | Kennington

Period – From 1st February 2018 to 1st February 2019 Source – Realestate.com.au

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 |
|-------------------------------------|-----------|----------------|
| 135 Bridge Street, Bendigo Vic 3550 | \$323,000 | October 2018 |
| 45 Abbot Street, Bendigo Vic 3550 | \$345,000 | September 2018 |
| 1 Mahon Avenue, Kennington Vic 3550 | \$297,500 | January 2019 |