

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

47 Dennington Rise, Dennington Vic 3280

Indicative selling price

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

Single price \$372,000

Median sale price

Median price

House

Unit

Suburb

Dennington

Period - From

to

Source

REIV

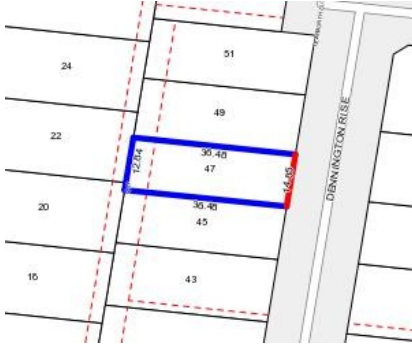
Comparable property sales (*Delete A or B below as applicable)

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	50 Dennington Rise DENNINGTON 3280	\$383,000	01/05/2017
2	21 Carramar Cr WARRNAMBOOL 3280	\$365,000	16/05/2017
3	8 Dennington Rise DENNINGTON 3280	\$355,000	24/07/2017

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.~~



Rooms:
Property Type: Land
Agent Comments

Comparable Properties

50 Dennington Rise DENNINGTON 3280 (VG) [Agent Comments](#)



Price: \$383,000
Method: Sale
Date: 01/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx

21 Carramar Cr WARRNAMBOOL 3280 (VG) [Agent Comments](#)



Price: \$365,000
Method: Sale
Date: 16/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx

8 Dennington Rise DENNINGTON 3280 (VG) [Agent Comments](#)



Price: \$355,000
Method: Sale
Date: 24/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 685 sqm approx

