LUKE GOGGIN REAL ESTATE

# STATEMENT OF INFORMATION

Prepared on 22 Nov 2017

Steve Lowe
P 0354421422
M 0438261057
E steve@goggin.com.au

## UNIT Offered for Sale

1/4 Windsor Court Kennington VIC 3550

2 1 1

## Indicative Selling Price

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

Range between $245,000 & $260,000

## Median Sale Price

$263,500 Units in Kennington between Nov 2016 - Oct 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**1/126 Edwards Road Kennington VIC 3550**

2 1 1

Sold Price **$250,000** Sold Date **28-Oct-16**

Distance **0.53km**



**1/1 Ironbark Court Kennington VIC 3550**

2 1 1

Sold Price **-** Sold Date **21-Oct-17**

Distance **0.54km**



**1/50 Marnie Road Kennington VIC 3550**

2 1 1

Sold Price **$259,000** Sold Date **09-Mar-17**

Distance **0.61km**

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2017 RP Data Pty Ltd trading as CoreLogic Asia Pacific (**CoreLogic**), Local, State, and Commonwealth Governments. All rights reserved.