

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/1 Holland Court Kennington VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$326,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Kennington

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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

A* 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

1/1 Fiona Place Kennington VIC 3550	\$320,000	17-Dec-19
1/17 Steane Street Kennington VIC 3550	\$320,000	12-Mar-20
3/113 Lansell Terrace East Bendigo VIC 3550	\$290,000	18-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 October 2020

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1/1 Fiona Place Kennington VIC 3550

2 1 -

Sold Price

\$320,000

Sold Date

17-Dec-19

Distance

0.21km



1/17 Steane Street Kennington VIC 3550

2 1 1

Sold Price

Sold Date

12-Mar-20

Distance

0.62km



3/113 Lansell Terrace East Bendigo VIC 3550

2 1 1

Sold Price

\$290,000

Sold Date

18-Jul-19

Distance

1.03km



2/29 Casey Street East Bendigo VIC 3550

2 1 1

Sold Price

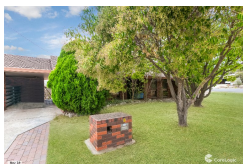
\$295,000

Sold Date

24-Aug-20

Distance

1.22km



1/1 Nandina Court Strathdale VIC 3550

2 1 2

Sold Price

Sold Date

24-Jan-20

Distance

1.45km



1/36 Miller Street Kennington VIC 3550

2 1 1

Sold Price

Sold Date

04-Sep-19

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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**1/19 Butcher Street Strathdale VIC
3550**

Sold Price

\$310,000

Sold Date

25-May-19

 2

 1

 1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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