## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4 Mijuda Court, Kennington Vic 3550
Including suburb or	
locality and postcode	

## Indicative selling price

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

Range between	\$480,000	&	\$495,000
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### Median sale price

Median price	\$580,000	Pro	perty Type	House		Suburb	Kennington
Period - From	01/04/2022	to	30/06/2022		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	118 St Aidans Rd KENNINGTON 3550	\$497,500	14/04/2022
2	40 Hammer St FLORA HILL 3550	\$485,000	30/08/2022
3	3 Mijuda Ct KENNINGTON 3550	\$470,000	24/04/2021

#### OR

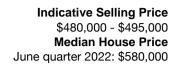
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	20/09/2022 09:57





Justin Pell C.A.R. 0408 949 775 justin@dck.com.au







Property Type: Unit **Agent Comments** 

# Comparable Properties



118 St Aidans Rd KENNINGTON 3550 (REI/VG) Agent Comments





Price: \$497,500 Method: Private Sale Date: 14/04/2022 Property Type: House

Land Size: 750 sqm approx



40 Hammer St FLORA HILL 3550 (REI)





Price: \$485,000 Method: Private Sale Date: 30/08/2022 Property Type: House Land Size: 669 sqm approx Agent Comments



3 Mijuda Ct KENNINGTON 3550 (REI/VG)

**--**3



Price: \$470.000 Method: Private Sale Date: 24/04/2021 Property Type: House Land Size: 766 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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