

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 or
locality and postcode

4 Mijuda Court, Kennington Vic 3550

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$580,000 Property 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	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 comparable properties 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



Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$495,000
Median House Price
June quarter 2022: \$580,000

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)

Agent Comments



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



3 Mijuda Ct KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 24/04/2021
Property Type: House
Land Size: 766 sqm approx