Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 12A Holland Court, Kennington Vic 3550 |
|---------------------|--|
| Including suburb or | |

locality and postcode

Property offered for sale

Indicative selling price

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

Single price \$173,000

Median sale price

| Median price \$377,250 | Pro | pperty Type Hou | use | Suburb | Kennington |
|--------------------------|-----|-----------------|--------|--------|------------|
| Period - From 01/01/2019 | to | 31/12/2019 | 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 | 2 Harpin St STRATHDALE 3550 | \$183,000 | 04/09/2018 |
| 2 | 116 Harley St STRATHDALE 3550 | \$179,000 | 22/05/2019 |
| 3 | 18 Elwood Dr STRATHDALE 3550 | \$155,000 | 12/11/2018 |

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: | 06/02/2020 14:21 |
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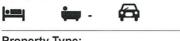


12A Holland Court, Kennington Vic 3550



Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Property Type:
Agent Comments

Indicative Selling Price \$173,000 Median House Price Year ending December 2019: \$377,250

Comparable Properties



2 Harpin St STRATHDALE 3550 (REI)

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Price: \$183,000 Method: Private Sale Date: 04/09/2018 Property Type: Land Land Size: 512 sqm approx **Agent Comments**

116 Harley St STRATHDALE 3550 (VG)

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Price: \$179,000 Method: Sale Date: 22/05/2019 Property Type: Land Land Size: 436 sqm approx Agent Comments

18 Elwood Dr STRATHDALE 3550 (VG)

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Price: \$155,000 Method: Sale Date: 12/11/2018 Property Type: Land **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000



