

# 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

3 Kenmore Avenue, Junortoun Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$219,000 & \$225,000

### Median sale price

Median price \$194,000 Property Type Vacant land Suburb Junortoun

Period - From 02/09/2019 to 01/09/2020 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	13 Hesse Av FLORA HILL 3550	\$225,000	24/07/2020
2	29 Brudian Dr STRATHFIELDSAYE 3551	\$225,000	17/07/2020
3	27 Hesse Av FLORA HILL 3550	\$222,500	13/05/2019

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:

02/09/2020 12:36

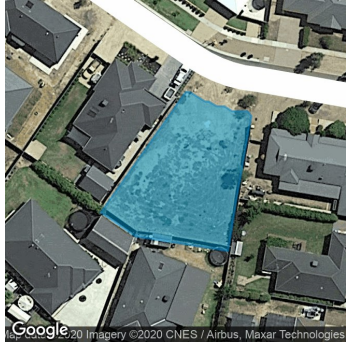
3 Kenmore Avenue, Junortoun Vic 3551



Justin Pell C.A.R.

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**Property Type:** Land

**Land Size:** 811 sqm approx

Agent Comments

**Indicative Selling Price**

\$219,000 - \$225,000

**Median Land Price**

02/09/2019 - 01/09/2020: \$194,000

## Comparable Properties



**13 Hesse Av FLORA HILL 3550 (REI)**

Agent Comments



**Price:** \$225,000

**Method:** Private Sale

**Date:** 24/07/2020

**Property Type:** Land

**Land Size:** 700 sqm approx



**29 Brudian Dr STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments



**Price:** \$225,000

**Method:** Private Sale

**Date:** 17/07/2020

**Property Type:** Land

**Land Size:** 861 sqm approx

**27 Hesse Av FLORA HILL 3550 (VG)**

Agent Comments



**Price:** \$222,500

**Method:** Sale

**Date:** 13/05/2019

**Property Type:** Land

**Land Size:** 853 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.