

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

12 Holland Court, Kennington Vic 3550

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Kennington

Period - From

01/04/2021

to

30/06/2021

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	325 Mcivor Rd JUNORTOUN 3551	\$455,000	14/05/2021
2	3 Margaret Cr FLORA HILL 3550	\$450,000	12/05/2021
3	28 Somerville St FLORA HILL 3550	\$450,000	30/06/2021

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:

15/09/2021 14:11



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Property Type: House
Land Size: 415 sqm approx
Agent Comments

Indicative Selling Price
\$465,000

Median House Price
June quarter 2021: \$580,000

Comparable Properties



325 Mcivor Rd JUNORTOUN 3551 (REI/VG)

Agent Comments

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Price: \$455,000
Method: Private Sale
Date: 14/05/2021
Property Type: House
Land Size: 724 sqm approx



3 Margaret Cr FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$450,000
Method: Sale
Date: 12/05/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 571 sqm approx



28 Somerville St FLORA HILL 3550 (VG)

Agent Comments

3 - -

Price: \$450,000
Method: Sale
Date: 30/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 449 sqm approx