

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

12A Holland Court, Kennington Vic 3550

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

Property Type

House

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 comparable properties 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

12A Holland Court, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
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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)

Agent Comments



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

116 Harley St STRATHDALE 3550 (VG)

Agent Comments



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

18 Elwood Dr STRATHDALE 3550 (VG)

Agent Comments



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

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.