

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

1A Carola Court, Kennington Vic 3550

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$562,500 Property Type House Suburb Kennington

Period - From 01/01/2021 to 31/12/2021 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	2/130 Mcivor Rd KENNINGTON 3550	\$600,000	11/01/2022
2	56a Hargreaves St BENDIGO 3550	\$600,000	03/12/2021
3	33 Havlin St KENNINGTON 3550	\$565,000	22/12/2021

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:

16/03/2022 10:45



Property Type: House (Res)
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
Year ending December 2021: \$562,500

Comparable Properties



2/130 Mcivor Rd KENNINGTON 3550 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 11/01/2022
Property Type: House
Land Size: 313 sqm approx



56a Hargreaves St BENDIGO 3550 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 03/12/2021
Property Type: Townhouse (Single)



33 Havlin St KENNINGTON 3550 (REI/VG) Agent Comments



Price: \$565,000
Method: Private Sale
Date: 22/12/2021
Property Type: House
Land Size: 560 sqm approx

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