

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

18 Timbertop Drive, Kennington Vic 3550

Indicative selling price

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

Range between \$540,000 & \$565,000

Median sale price

Median price \$378,625 Property Type House Suburb Kennington

Period - From 01/10/2018 to 30/09/2019 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	6 Kaye Cr KENNINGTON 3550	\$577,000	09/10/2019
2	184 St Aidans Rd KENNINGTON 3550	\$575,000	25/12/2018
3	18 Hillary Ct STRATHDALE 3550	\$545,000	25/03/2019

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:

28/10/2019 13:27

18 Timbertop Drive, Kennington Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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3 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$540,000 - \$565,000

Median House Price

Year ending September 2019: \$378,625

Comparable Properties



6 Kaye Cr KENNINGTON 3550 (REI)

Agent Comments

4 2 2

Price: \$577,000

Method: Private Sale

Date: 09/10/2019

Rooms: 8

Property Type: House

Land Size: 1024 sqm approx



184 St Aidans Rd KENNINGTON 3550 (REI/VG) Agent Comments

3 2 2

Price: \$575,000

Method: Private Sale

Date: 25/12/2018

Rooms: 5

Property Type: House

Land Size: 961 sqm approx



18 Hillary Ct STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$545,000

Method: Private Sale

Date: 25/03/2019

Rooms: 5

Property Type: House

Land Size: 832 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.