Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,005,000

Property offered for sale

21 Timbertop Drive, Kennington Vic 3550
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Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$602,500	Pro	perty Type	House		Suburb	Kennington
Period - From	01/07/2022	to	30/09/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

11 Maxwell Cr STRATHDALE 3550

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.

Add	ress of comparable property	Price	Date of sale
1	17 Isabella Gr STRATHDALE 3550	\$1,050,000	15/12/2021
2	3 Snow Gum Ct STRATHDALE 3550	\$1,010,000	22/02/2022

OR

3

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.

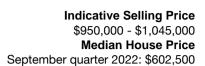
This Statement of Information was prepared on:	21/11/2022 19:06



23/12/2021



Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au







Property Type: House (Res) Land Size: 1402 sqm approx

Agent Comments

Comparable Properties



17 Isabella Gr STRATHDALE 3550 (REI/VG)





Price: \$1,050,000 Method: Private Sale Date: 15/12/2021 Property Type: House Land Size: 737 sqm approx **Agent Comments**



3 Snow Gum Ct STRATHDALE 3550 (VG)





Price: \$1,010,000 Method: Sale Date: 22/02/2022

Property Type: House (Previously Occupied -

Detached)

Land Size: 1447 sqm approx

Agent Comments



11 Maxwell Cr STRATHDALE 3550 (REI/VG)

Date: 23/12/2021





Price: \$1,005,000 Method: Private Sale

Property Type: House Land Size: 1240 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



