

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

21 Timbertop Drive, Kennington Vic 3550

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$602,500 Property 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)

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	17 Isabella Gr STRATHDALE 3550	\$1,050,000	15/12/2021
2	3 Snow Gum Ct STRATHDALE 3550	\$1,010,000	22/02/2022
3	11 Maxwell Cr STRATHDALE 3550	\$1,005,000	23/12/2021

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:

21/11/2022 19:06



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

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2022: \$602,500

Comparable Properties



17 Isabella Gr STRATHDALE 3550 (REI/VG)

Agent Comments



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



3 Snow Gum Ct STRATHDALE 3550 (VG)

Agent Comments



Price: \$1,010,000
Method: Sale
Date: 22/02/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1447 sqm approx



11 Maxwell Cr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 1240 sqm approx