

# 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

20 Yallambee Drive, Kennington Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$175,000

### Median sale price

Median price

\$190,000

Property Type

Vacant land

Suburb

Kennington

Period - From

06/03/2019

to

05/03/2020

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	19 Parkside Blvd STRATHDALE 3550	\$245,000	26/11/2019
2	2a Friswell Av FLORA HILL 3550	\$155,000	09/07/2019
3	28 Skene St KENNINGTON 3550	\$140,000	03/03/2020
4	34a Churchill Av FLORA HILL 3550	\$130,000	24/01/2020

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.

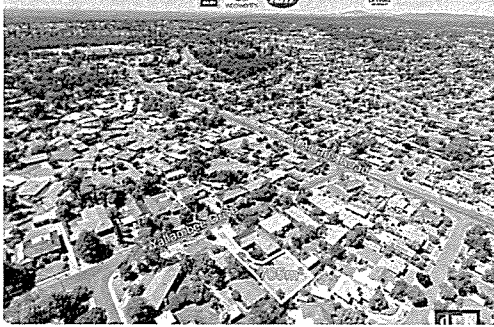
This Statement of Information was prepared on:

06/03/2020 16:15

20 Yallambee Drive, Kennington Vic 3550



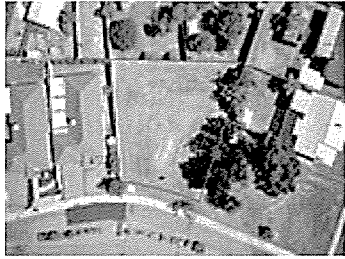
Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



**Property Type:** Land  
**Land Size:** 705 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$175,000  
**Median Land Price**  
06/03/2019 - 05/03/2020: \$190,000

## Comparable Properties



19 Parkside Blvd STRATHDALE 3550 (REI)

**Agent Comments**



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 26/11/2019  
**Property Type:** Land  
**Land Size:** 775 sqm approx

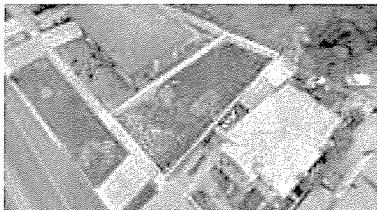


2a Friswell Av FLORA HILL 3550 (VG)

**Agent Comments**



**Price:** \$155,000  
**Method:** Sale  
**Date:** 09/07/2019  
**Property Type:** Land  
**Land Size:** 388 sqm approx



28 Skene St KENNINGTON 3550 (REI)

**Agent Comments**



**Price:** \$140,000  
**Method:** Private Sale  
**Date:** 03/03/2020  
**Property Type:** Land  
**Land Size:** 260 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.