

## 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 29 Warranwah Drive, Kennington Vic 3550  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$595,000 & \$640,000

### Median sale price

Median price \$575,000 Property Type House Suburb Kennington

Period - From 01/10/2021 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 1 Lyndale Ct FLORA HILL 3550	\$628,000	06/10/2021
2 1 Samuel Ct SPRING GULLY 3550	\$620,000	19/11/2021
3 19 Mayfield Pde STRATHDALE 3550	\$620,000	13/04/2021

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:

04/02/2022 17:46



**Property Type:** Land  
**Land Size:** 944 sqm approx  
**Agent Comments**

**Indicative Selling**  
\$595,000 - \$64

**Median House**  
December quarter 2021: \$57

## Comparable Properties



**1 Lyndale Ct FLORA HILL 3550 (VG)**

**Agent Comments**



**Price:** \$628,000  
**Method:** Sale  
**Date:** 06/10/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 749 sqm approx



**1 Samuel Ct SPRING GULLY 3550 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** House  
**Land Size:** 754 sqm approx



**19 Mayfield Pde STRATHDALE 3550 (REI)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 13/04/2021  
**Property Type:** House  
**Land Size:** 914 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**