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

29 Warranwah Drive, Kennington Vic 3550

Indicative selling price

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

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

Median sale price

Median price	\$575,000	Pro	perty Type	House	Suburb	Kennington
Period - From	01/10/2021	to	31/12/2021	Sou	rce REIV	9.53

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.

Ad	dress 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





Leonie Butler CEA (l 0417 52: leonie@dck.co









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)

4





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)

4



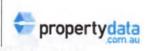
A :

8

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

Account - Dungey Carter Ketterer | P: 03 5440 5000





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