

Statement of Information

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Warranwah Drive Kennington VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,000

*House

X

*Unit

Suburb

Kennington

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

5 Stephens Court Strathdale VIC 3550	\$440,000	17-Oct-18
16 Irkara Drive Kennington VIC 3550	\$470,000	05-Mar-19
29 Harley Street Strathdale VIC 3550	\$440,000	05-Dec-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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5 Stephens Court Strathdale VIC 3550

 3
  2
  4

Sold Price

\$440,000

Sold Date

17-Oct-18

Distance

0.26km


16 Irkara Drive Kennington VIC 3550

 4
  2
  2

Sold Price

\$470,000

Sold Date

05-Mar-19

Distance

0.68km


29 Harley Street Strathdale VIC 3550

 5
  2
  2

Sold Price

\$440,000

Sold Date

05-Dec-18

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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