

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

4 Timbertop Drive, Kennington Vic 3550

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$447,000

Property Type House

Suburb Kennington

Period - From 07/05/2020

to 06/05/2021

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	3 Cardogen PI KENNINGTON 3550	\$650,000	08/12/2020
2	33 Butcher St STRATHDALE 3550	\$634,000	02/01/2021
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:

07/05/2021 17:36

4 Timbertop Drive, Kennington Vic 3550

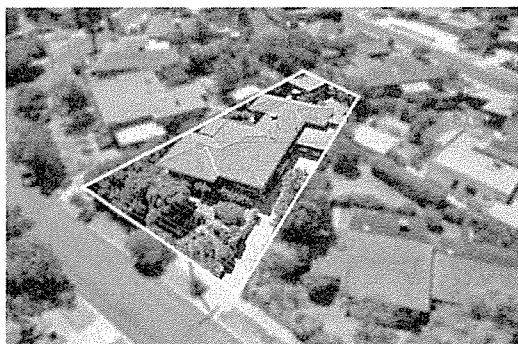


Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

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Property Type:

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

07/05/2020 - 06/05/2021: \$447,000

Comparable Properties



3 Cardogen PI KENNINGTON 3550 (REI/VG)

Agent Comments



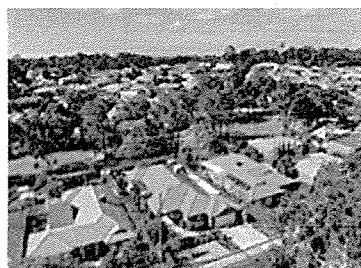
Price: \$650,000

Method: Private Sale

Date: 08/12/2020

Property Type: House

Land Size: 1015 sqm approx



33 Butcher St STRATHDALE 3550 (REI)

Agent Comments



Price: \$634,000

Method: Private Sale

Date: 02/01/2021

Property Type: House

Land Size: 750 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



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.