

## 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 and  
postcode

12 YALLAMBEE DRIVE KENNINGTON VIC 3550

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Kennington

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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

12 PARR COURT STRATHDALE VIC 3550	\$552,000	28-Oct-22
188 CROOK STREET STRATHDALE VIC 3550	\$576,000	14-Feb-22
10 BORONIA CRESCENT STRATHDALE VIC 3550	\$580,000	14-Jul-22

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: 12 November 2022



**12 PARR COURT STRATHDALE VIC 3550**

Sold Price

<sup>RS</sup> **\$552,000** Sold Date **28-Oct-22**

 3  2  2

Distance **1.39km**



**188 CROOK STREET STRATHDALE VIC 3550**

Sold Price

**\$576,000** Sold Date **14-Feb-22**

 3  2  2

Distance **1.18km**



**10 BORONIA CRESCENT STRATHDALE VIC 3550**

Sold Price

**\$580,000** Sold Date **14-Jul-22**

 3  2  1

Distance **0.65km**



**20 HEWITT AVENUE KENNINGTON VIC 3550**

Sold Price

**\$590,500** Sold Date **30-May-22**

 3  2  3

Distance **0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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