

# 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

21 Timbertop Drive, Kennington Vic 3550

### Indicative selling price

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

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$602,500 Property Type House Suburb Kennington

Period - From 01/07/2022 to 30/09/2022 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 | 17 Isabella Gr STRATHDALE 3550 | \$1,050,000 | 15/12/2021   |
| 2 | 3 Snow Gum Ct STRATHDALE 3550  | \$1,010,000 | 22/02/2022   |
| 3 | 11 Maxwell Cr STRATHDALE 3550  | \$1,005,000 | 23/12/2021   |

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:

21/11/2022 19:06



**Property Type:** House (Res)  
**Land Size:** 1402 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
September quarter 2022: \$602,500

## Comparable Properties



**17 Isabella Gr STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 15/12/2021  
**Property Type:** House  
**Land Size:** 737 sqm approx



**3 Snow Gum Ct STRATHDALE 3550 (VG)**

**Agent Comments**



**Price:** \$1,010,000  
**Method:** Sale  
**Date:** 22/02/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1447 sqm approx



**11 Maxwell Cr STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 23/12/2021  
**Property Type:** House  
**Land Size:** 1240 sqm approx