

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

2 Warranwah Drive, Kennington VIC 3550

Indicative selling price

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

Range Between \$345,000 & \$365,000

Median sale price

Median Price \$363,250

Property Type House

Suburb Kennington

Period - From Jul 2018

to Jun 2019

Source Corelogic

Comparable Property Sales

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	37 Harley St, STRATHDALE VIC 3550	\$368,500	29/10/2018
2	4 Lambruk Crt, KENNINGTON VIC 3550	\$340,000	04/06/2019
3	11 Marnie Rd, KENNINGTON VIC 3550	\$371,000	02/11/2018

This statement of Information was prepared on: 16/10/19