# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb or locality and postcode

Address 1 Dutton Way, Kialla Vic 3631

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoting	
Single pric	e \$145,000				
Median sale p	rice				
Median price	\$135,000	Pro	operty Type Vac	ant land	Suburb Kialla
Period - From	18/11/2018	to	17/11/2019	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	5 Whitton Av KIALLA 3631	\$142,118	25/06/2019
2	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019
3	22 Daylesford Cr KIALLA 3631	\$141,000	25/10/2018

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:

18/11/2019 12:59



1 Dutton Way, Kialla Vic 3631



-65 20.05 **Dutton** 25 1 **26** 37 6m<sup>2</sup> 814m<sup>2</sup> **26** 804m **5** 16.05 5<sup>8</sup> **27** 804m **5** 5 1 9.52 **19**.94 **3**, 804m **5** 6<sup>5</sup> 1 9.52 **Way** 



**Property Type:** Vacant Land **Land Size:** 814 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$145,000 Median Land Price 18/11/2018 - 17/11/2019: \$135,000



5 Whitton Av KIALLA 3631 (VG)	Agent Comments		
Price: \$142,118 Method: Sale Date: 25/06/2019 Property Type: Land			
Land Size: 924 sqm approx			
37 Cormorant Blvd KIALLA 3631 (VG)	Agent Comments		
Price: \$141,000			
Property Type: Land Land Size: 841 sqm approx			
22 Daylesford Cr KIALLA 3631 (VG)	Agent Comments		
Price: \$141,000			
Method: Sale			
Land Size: 897 sqm approx			
	Price: \$142,118   Method: Sale   Date: 25/06/2019   Property Type: Land   Land Size: 924 sqm approx   37 Cormorant Blvd KIALLA 3631 (VG)   Image: Price: \$141,000   Method: Sale   Date: 21/08/2019   Property Type: Land   Land Size: 841 sqm approx   22 Daylesford Cr KIALLA 3631 (VG)   Image: Property Type: Land   Land Size: 841 sqm approx   Price: \$141,000   Method: Sale   Date: 21/08/2019   Property Type: Land   Land Size: 841 sqm approx   Price: \$141,000   Method: Sale   Date: 25/10/2018   Property Type: Land		

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443



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.