

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	13 Ranfurly Crescent, Kialla Vic 3631
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**Indicative selling price**

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

Single price

**Median sale price\***

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb or locality	Kialla
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

**Comparable property sales (\*Delete A or B below as applicable)**

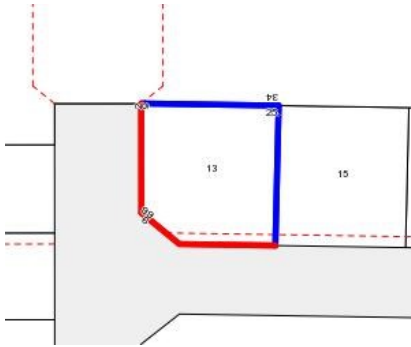
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Ranfurly Cr KIALLA 3631	\$135,000	01/07/2017
2	5 Ranfurly Cr KIALLA 3631	\$134,000	27/04/2017
3	9 Ranfurly Cr KIALLA 3631	\$133,000	04/07/2017

**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 eighteen months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Land  
Agent Comments

## Comparable Properties

21 Ranfurly Cr KIALLA 3631 (VG)

Agent Comments



**Price:** \$135,000  
**Method:** Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 792 sqm approx

5 Ranfurly Cr KIALLA 3631 (VG)

Agent Comments



**Price:** \$134,000  
**Method:** Sale  
**Date:** 27/04/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 792 sqm approx

9 Ranfurly Cr KIALLA 3631 (VG)

Agent Comments



**Price:** \$133,000  
**Method:** Sale  
**Date:** 04/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 800 sqm approx