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Glenn Young 03 58208777 0438579993

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 andpostcode

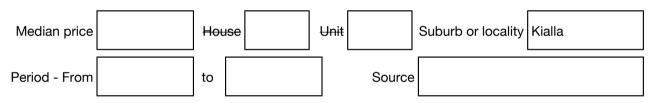
13 Ranfurly Crescent, Kialla Vic 3631

#### Indicative selling price

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

Single price \$142,000

#### Median sale price\*



#### 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

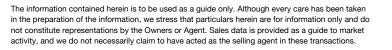
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

\* 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.

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

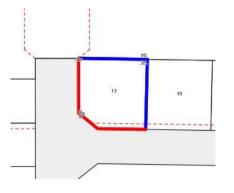
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13 Ranfurly Crescent, Kialla Vic 3631







Rooms: Property Type: Land Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

> Indicative Selling Price \$142,000 No median price available

## **Comparable Properties**

21 Ranfurly Cr KIALLA 3631 (VG)	Agent Comments
<b>Price:</b> \$135,000	
Method: Sale	
Date: 01/07/2017	
Rooms: -	
<b>Property Type:</b> Land <b>Land Size:</b> 792 sqm approx	
5 Ranfurly Cr KIALLA 3631 (VG)	Agent Comments
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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	

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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.