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 2 Dutton Way, Kialla Vic 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$146,000							
Median sale price								
Median price	\$135,000	Property Type Vacant land Suburb Kialla						
Period - From	19/11/2018	to	18/11/2019	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Whitton Av KIALLA 3631	\$142,118	25/06/2019
2	64 Wendouree Dr KIALLA 3631	\$142,000	04/06/2019
3	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019

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:

19/11/2019 15:08



2 Dutton Way, Kialla Vic 3631



(37)



Property Type: Vacant Land **Land Size:** 804 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$146,000 Median Land Price 19/11/2018 - 18/11/2019: \$135,000

Comparable Properties

5 Whitton Av KIALLA 3631 (VG)



Price: \$142,118 Method: Sale Date: 25/06/2019 Property Type: Land Land Size: 924 sqm approx Agent Comments



Price: \$142,000 Method: Sale Date: 04/06/2019 Property Type: Land Land Size: 798 sqm approx

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37 Cormorant Blvd KIALLA 3631 (VG)

64 Wendouree Dr KIALLA 3631 (VG)

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Agent Comments

Agent Comments



Price: \$141,000 Method: Sale Date: 21/08/2019 Property Type: Land Land Size: 841 sqm approx

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

propertydata



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.