

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 Dutton Way, Kialla Vic 3631

Indicative selling price

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

Single price \$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.

	Address 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



Property Type: Vacant Land
Land Size: 804 sqm approx
Agent Comments

Comparable Properties

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



64 Wendouree Dr KIALLA 3631 (VG)

Agent Comments



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

37 Cormorant Blvd KIALLA 3631 (VG)

Agent Comments



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