

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	59 Sanctuary Drive, Kialla Vic 3631
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Indicative selling price

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

Single price	\$510,000
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Median sale price

Median price	\$415,000	House	X	Unit		Suburb or locality	Kialla
Period - From	01/04/2018	to	31/03/2019	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 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	99 Sanctuary Dr KIALLA 3631	\$543,000	29/08/2018
2	61 Sanctuary Dr KIALLA 3631	\$539,000	11/12/2018
3	93 Sanctuary Dr KIALLA 3631	\$502,500	07/02/2019

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 eighteen months.



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Rooms:
Property Type: House
Land Size: 844 sqm approx
Agent Comments

Comparable Properties

99 Sanctuary Dr KIALLA 3631 (VG)

Agent Comments

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Price: \$543,000
Method: Sale
Date: 29/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 986 sqm approx

61 Sanctuary Dr KIALLA 3631 (VG)

Agent Comments

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Price: \$539,000
Method: Sale
Date: 11/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 855 sqm approx

93 Sanctuary Dr KIALLA 3631 (VG)

Agent Comments

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Price: \$502,500
Method: Sale
Date: 07/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 752 sqm approx