

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	187 Waranga Dr KIALLA 3631	\$435,000	07/03/2018
2	96 Sanctuary Dr KIALLA 3631	\$430,000	30/03/2018
3	101 Sanctuary Dr KIALLA 3631	\$400,000	14/11/2017

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.



 3  2  4

Rooms:
Property Type: Land
Land Size: 977 sqm approx
Agent Comments

Indicative Selling Price

\$425,000 - \$435,000

Median House Price

Year ending December 2018: \$405,000

Comparable Properties

187 Waranga Dr KIALLA 3631 (VG)

Agent Comments

 3  -  -

Price: \$435,000

Method: Sale

Date: 07/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 850 sqm approx

96 Sanctuary Dr KIALLA 3631 (VG)

Agent Comments

 3  -  -

Price: \$430,000

Method: Sale

Date: 30/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



101 Sanctuary Dr KIALLA 3631 (REI/VG)

Agent Comments

 3  3  2

Price: \$400,000

Method: Private Sale

Date: 14/11/2017

Rooms: -

Property Type: House

Land Size: 986 sqm approx