

## 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

Lot 1275 Frome Av, Kialla Vic 3631

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$136,000

#### Median sale price\*

Median price House Unit Suburb or locality Kialla

Period - From to Source

#### Comparable property sales (\*Delete A or B below as applicable)

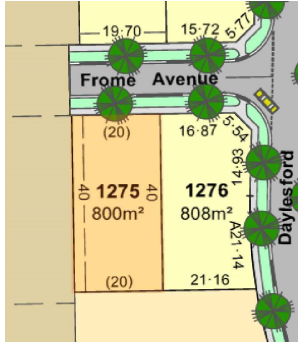
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Malmsbury Cr KIALLA 3631	\$139,000	18/06/2018
2	16 Malmsbury Cr KIALLA 3631	\$134,000	08/06/2018
3	66 Wendouree Dr KIALLA 3631	\$133,000	16/08/2018

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.



**Rooms:**

**Property Type:** Residential Block

**Land Size:** 800 sqm approx

**Agent Comments**

## Comparable Properties

**5 Malmsbury Cr KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$139,000

**Method:** Sale

**Date:** 18/06/2018

**Rooms:** -

**Property Type:** Land

**16 Malmsbury Cr KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$134,000

**Method:** Sale

**Date:** 08/06/2018

**Rooms:** -

**Property Type:** Land

**66 Wendouree Dr KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$133,000

**Method:** Sale

**Date:** 16/08/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 800 sqm approx