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 and postcode	12 Wendouree Drive Kialla VIC 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$435,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	House	Suburb	Kialla
Period-from	01 Oct 2018	to	30 Sep 2019	Source	Corelogic

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
6 Kerang Avenue Kialla VIC 3631	$450,000	19-Feb-19
201 Waranga Drive Kialla VIC 3631	$410,000	07-Sep-18
189 Waranga Drive Kialla VIC 3631	$409,000	09-Jan-19

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: 25 October 2019

YOUNGS & Co REAL ESTATE

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6 Kerang Avenue Kialla VIC 3631 Sold Price **$450,000** Sold Date **19-Feb-19**

3 2 2 Distance **0.54km**

201 Waranga Drive Kialla VIC 3631 Sold Price **$410,000** Sold Date **07-Sep-18**

3 2 2 Distance **0.31km**

189 Waranga Drive Kialla VIC 3631 Sold Price **$409,000** Sold Date **09-Jan-19**

3 2 2 Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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