

Statement of Information
Multiple residential properties



located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Properties offered for sale

Address
Including suburb or locality
and postcode

Kialla Lakes Estate – Stage 37

Indicative selling price

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

Vacant Residential Land		Single price
LOT	Address	PRICE
1231	Glenmaggie Avenue Kialla	\$135,000
1234	Malmsbury Crescent Kialla	\$100,000
1398	Malmsbury Crescent Kialla	\$100,000
1235	Malmsbury Crescent Kialla	\$135,000
1236	Malmsbury Crescent Kialla	\$135,000
1237	Malmsbury Crescent Kialla	\$135,000
1238	Malmsbury Crescent Kialla	\$97,000
1399	Neangar Place Kialla	\$102,500
1239	Neangar Place Kialla	\$134,000
1240	Neangar Place Kialla	\$134,000
1241	Neangar Place Kialla	\$134,000
1242	Malmsbury Crescent Kialla	\$134,000
1355	Malmsbury Crescent Kialla	\$134,000
1320	Malmsbury Crescent Kialla	\$135,000
1243	Malmsbury Crescent Kialla	\$130,000
1244	Malmsbury Crescent Kialla	\$135,000
1245	Malmsbury Crescent Kialla	\$135,000
1246	Malmsbury Crescent Kialla	\$135,000
1247	Malmsbury Crescent Kialla	\$135,000
1248	Malmsbury Crescent Kialla	\$135,000
1249	Malmsbury Crescent Kialla	\$135,000
1250	Malmsbury Crescent Kialla	\$135,000

Unit median sale price residential land

Median price \$131,100

Suburb or locality Kialla 3631

Period - From	10 th November 2017	To	10 th November 2017	Source	<p>Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the <i>Estate Agents Act 1980</i>. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 20 residential blocks of land sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.</p>
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Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

	Address of comparable residential land	Price	Date of sale
Vacant residential land	1 Lot 1251 Learmonth Avenue Kialla	\$131,500	03/11/2017
	2 Lot 1328 Learmonth Avenue Kialla	\$131,500	07/07/2017
	3 Lot 1258 Learmonth Avenue Kialla	\$131,500	06/05/2017