

STATEMENT OF INFORMATION

9 TYERS COURT, KIALLA, VIC 3631

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 TYERS COURT, KIALLA, VIC 3631

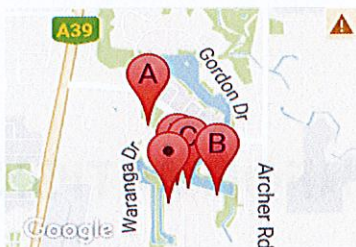
4 3 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



KIALLA, VIC, 3631

Suburb Median Sale Price (House)

\$382,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 BREWSTER CRES, KIALLA, VIC 3631

4 2 2

Sale Price

\$550,000

Sale Date: 10/12/2016

Distance from Property: 613m



11 TANDOU CRT, KIALLA, VIC 3631

4 3 2

Sale Price

\$560,000

Sale Date: 25/11/2016

Distance from Property: 342m



2 TANDOU CRT, KIALLA, VIC 3631

4 2 2

Sale Price

\$550,000

Sale Date: 25/07/2016

Distance from Property: 179m



This report has been compiled on 30/08/2017 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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239 WARANGA DR, KIALLA, VIC 3631

5 2 2

Sale Price

\$550,000

Sale Date: 14/12/2016

Distance from Property: 151m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 TYERS COURT, KIALLA, VIC 3631

Indicative selling price

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

Price Range:

\$585,000

Median sale price

Median price

\$382,500

House

X

Unit

Suburb

KIALLA

Period

01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

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
2 BREWSTER CRES, KIALLA, VIC 3631	\$550,000	10/12/2016
11 TANDOU CRT, KIALLA, VIC 3631	\$560,000	25/11/2016
2 TANDOU CRT, KIALLA, VIC 3631	\$550,000	25/07/2016
239 WARANGA DR, KIALLA, VIC 3631	\$550,000	14/12/2016