
STATEMENT OF INFORMATION

1 ROSELLA 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



1 ROSELLA COURT, KIALLA, VIC 3631

4 2 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)

\$410,000

01 January 2017 to 31 December 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.



11 KOOKABURRA DR, KIALLA, VIC 3631

4 2 2

Sale Price

Price Withheld

Sale Date: 31/01/2018

Distance from Property: 278m



2 LAPWING ST, KIALLA, VIC 3631

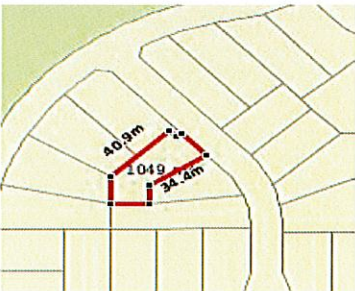
4 2 2

Sale Price

Price Withheld

Sale Date: 23/01/2018

Distance from Property: 362m



4 WAGTAIL DR, KIALLA, VIC 3631

4 - -

Sale Price

\$507,000

Sale Date: 24/08/2016

Distance from Property: 502m



This report has been compiled on 06/02/2018 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1 ROSELLA COURT, KIALLA, VIC 3631

Indicative selling price

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

Price Range:

\$449,000

Median sale price

Median price

\$410,000


 House Unit Suburb

KIALLA

Period

01 January 2017 to 31 December 2017

 Source



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
11 KOOKABURRA DR, KIALLA, VIC 3631	Price Withheld	31/01/2018
2 LAPWING ST, KIALLA, VIC 3631	Price Withheld	23/01/2018
4 WAGTAIL DR, KIALLA, VIC 3631	\$507,000	24/08/2016

