



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

19 Furphy Avenue, Kialla Vic 3631

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$388,500 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/10/2016 to 30/09/2017 Source REIV

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	3 George Ct KIALLA 3631	\$380,000	15/12/2016
2	10 Balmoral St KIALLA 3631	\$365,000	03/11/2016
3	35 Edward St SHEPPARTON 3630	\$357,500	08/08/2017

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.



5 2 4

Rooms:
Property Type: House
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price
\$359,000

Median House Price
Year ending September 2017: \$388,500

Comparable Properties



3 George Ct KIALLA 3631 (REI/VG)

Agent Comments

3 2 2

Price: \$380,000
Method: Private Sale
Date: 15/12/2016
Rooms: 4
Property Type: House
Land Size: 846 sqm approx



10 Balmoral St KIALLA 3631 (REI/VG)

Agent Comments

3 2 1

Price: \$365,000
Method: Sold Before Auction
Date: 03/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 1500 sqm approx



35 Edward St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 2 2

Price: \$357,500
Method: Private Sale
Date: 08/08/2017
Rooms: -
Property Type: House
Land Size: 560 sqm approx