

# 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

49 Plover Drive, Kialla 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 480,000

or range between \$

&

\$

### Median sale price

Median price \$ 482,500

Property type 4 Bedroom House

Suburb Kialla 3631

Period - From April 28<sup>th</sup> 2019

to

April 28<sup>th</sup> 2020

Source

[www.Realestate.com.au](http://www.Realestate.com.au)

### Comparable property sales (\*Delete A or B below as applicable)

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
9 Osprey Street, Kialla	\$ 512,000	08 Oct 2019
9 Mentone Street, Shepparton	\$ 500,000	08 April 2019
10 Kerang Ave, Kialla	\$ 500,000	20 Jan 2020

This Statement of Information was prepared on: 1/5/2020