

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

4 Maley Court, Kialla Vic 3631

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$405,000 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/01/2018 to 31/12/2018 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		
2		
3		

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 3545 sqm approx

Agent Comments

Comparable Properties



358 Archer St SHEPPARTON 3630 (VG)

Agent Comments

 4  -  -

Price: \$410,000

Method: Sale

Date: 15/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 1597 sqm approx

15 Dean Dr KIALLA 3631 (VG)

Agent Comments

 4  -  -

Price: \$410,000

Method: Sale

Date: 23/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 2000 sqm approx

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.