

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

30/15 Gennari Road, Kialla 3631 'Freedom Place'

Indicative selling price

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

Single price \$188,500

or range between \$

&

\$

Median sale price

Median price \$650,000

Property type All

Suburb Kialla 3631

Period - From Nov 2022

to

Oct 2023

Source Realestate.com.au

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
13/15 Gennari Road, Kialla 3631 'Freedom Place'	\$ 191,000	10 Nov 2023
17/15 Gennari Road, Kialla 3631 'Freedom Place'	\$ 193,000	1 Aug 2023
34/15 Gennari Road, Kialla 3631 'Freedom Place'	\$ 188,500	2 Nov 2023

This Statement of Information was prepared on: 30/11/2023