

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

3 Cowan Court, Kialla

Indicative selling price

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

Single price \$386,000

Median sale price

Median price \$440,000

Property type House

Suburb Kialla 3631

Period - From 5/2/2019

to

5/2/2020

Source Realestate.com.au

Comparable property sales

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 18 months.

This Statement of Information was prepared on: 17/02/2020