

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

			Section 47AF	of the Estate	Agents Act 1980		
Property offer	ed for sale						
A Including sul locality andpo	burb or	on Avenue, Kialla V	ic 3631				
Indicative sell	ing price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betwee	n \$370,000	&	\$389,000				
Median sale price							
Median price	\$383,000	House X	<del>Unit</del> S	uburb or locality	Kialla		
Period - From	01/10/2017	30/09/2018	Source	REIV			
Comparable property sales (*Delete A or B below as applicable)							
eighteei			re kilometres of the ent's representative				

Address of comparable property		Price	Date of sale
1	2 Paradise Ct KIALLA 3631	\$383,000	15/01/2018
2	44 Brambuck Av KIALLA 3631	\$377,000	08/07/2017
3	186 Waranga Dr KIALLA 3631	\$370,000	28/03/2018

## 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.





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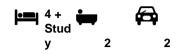


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**Indicative Selling Price** \$370,000 - \$389,000 **Median House Price** 

Year ending September 2018: \$383,000





Rooms:

Property Type: House (Res) Land Size: 848 sqm approx

**Agent Comments** 

## Comparable Properties



2 Paradise Ct KIALLA 3631 (REI)







Price: \$383,000 Method: Private Sale Date: 15/01/2018

Rooms: -

Property Type: House

Land Size: 971 sqm approx

**Agent Comments** 



44 Brambuck Av KIALLA 3631 (REI/VG)

**-**





Price: \$377,000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: House (Res) Land Size: 989 sqm approx **Agent Comments** 



186 Waranga Dr KIALLA 3631 (VG)





Price: \$370,000 Method: Sale Date: 28/03/2018

Rooms: -

Property Type: House (Res) Land Size: 900 sqm approx

Agent Comments

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





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