

## 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

47 Whitton Avenue, Kialla Vic 3631

#### Indicative selling price

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

Range between \$370,000

&

\$389,000

#### Median sale price

Median price \$383,000

House

X

Unit

Suburb or locality Kialla

Period - From 01/10/2017

to

30/09/2018

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 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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Stud  
y 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 848 sqm approx

Agent Comments

## Comparable Properties



**2 Paradise Ct KIALLA 3631 (REI)**

Agent Comments

4 2 2

**Price:** \$383,000

**Method:** Private Sale

**Date:** 15/01/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 971 sqm approx



**44 Brambuck Av KIALLA 3631 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$377,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 989 sqm approx



**186 Waranga Dr KIALLA 3631 (VG)**

Agent Comments

4 - -

**Price:** \$370,000

**Method:** Sale

**Date:** 28/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 900 sqm approx