

# 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

111 Sanctuary Drive, Kialla Vic 3631

### Indicative selling price

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

Single price

\$730,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Kialla

Period - From

27/06/2021

to

26/06/2022

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	5 Warbler St KIALLA 3631	\$730,000	05/08/2021
2	65 Wendouree Dr KIALLA 3631	\$725,000	29/03/2022
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.~~

This Statement of Information was prepared on:

27/06/2022 10:19



**Property Type:** Land  
**Land Size:** 1038 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$730,000

**Median House Price**

27/06/2021 - 26/06/2022: \$630,000

## Comparable Properties

**5 Warbler St KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$730,000  
**Method:** Sale  
**Date:** 05/08/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 882 sqm approx

**65 Wendouree Dr KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$725,000  
**Method:** Sale  
**Date:** 29/03/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1048 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.