

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

18 Serpentine Way, Kialla Vic 3631

Indicative selling price

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

Single price

\$148,000

Median sale price

Median price

\$128,000

Property Type

Unit

Suburb

Kialla

Period - From

09/11/2018

to

08/11/2019

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 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
1	5 Whitton Av KIALLA 3631	\$142,118	25/06/2019
2	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019
3	22 Daylesford Cr KIALLA 3631	\$141,000	25/10/2018

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 18 months.~~

This Statement of Information was prepared on:

09/11/2019 11:32

18 Serpentine Way, Kialla Vic 3631



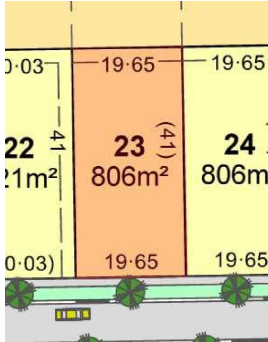
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Indicative Selling Price
\$148,000

Median Unit Price

09/11/2018 - 08/11/2019: \$128,000



Property Type: Vacant Land

Land Size: 806 sqm approx

Agent Comments

Comparable Properties

5 Whitton Av KIALLA 3631 (VG)

Agent Comments



Price: \$142,118

Method: Sale

Date: 25/06/2019

Property Type: Land

Land Size: 924 sqm approx

37 Cormorant Blvd KIALLA 3631 (VG)

Agent Comments



Price: \$141,000

Method: Sale

Date: 21/08/2019

Property Type: Land

Land Size: 841 sqm approx

22 Daylesford Cr KIALLA 3631 (VG)

Agent Comments



Price: \$141,000

Method: Sale

Date: 25/10/2018

Property Type: Land

Land Size: 897 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.