

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

10 Warbler Street, Kialla Vic 3631

Indicative selling price

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

Single price \$128,700

Median sale price*

Median price \$132,000

Vacant land X

Suburb or locality Kialla

Period - From 18/01/2018

to 18/01/2019

Source REI & VG/Gov

Comparable property sales (*Delete A or B below as applicable)

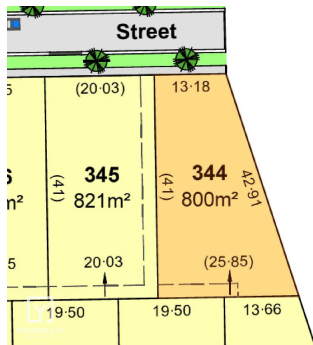
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 3 Warbler St KIALLA 3631 | \$138,000 | 24/04/2018 |
| 2 | lot 335 Warbler St KIALLA 3631 | \$138,000 | 09/03/2018 |
| 3 | 12 Warbler St KIALLA 3631 | \$126,000 | 24/10/2017 |

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 97 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type: vacant block

Land Size: 800 sqm approx

Agent Comments

Comparable Properties

3 Warbler St KIALLA 3631 (VG)

Agent Comments



Price: \$138,000

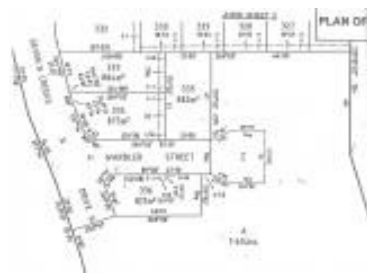
Method: Sale

Date: 24/04/2018

Rooms: -

Property Type: Land

Land Size: 881 sqm approx



lot 335 Warbler St KIALLA 3631 (REI)

Agent Comments



Price: \$138,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: Land

Land Size: 882 sqm approx

12 Warbler St KIALLA 3631 (VG)

Agent Comments



Price: \$126,000

Method: Sale

Date: 24/10/2017

Rooms: -

Property Type: Land