

## 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

19 Gennari Road, 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 \$695,000

#### Median sale price

Median price \$388,500 House X Unit Suburb or locality Kialla

Period - From 01/10/2016 to 30/09/2017 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		
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.~~

19 Gennari Road, Kialla Vic 3631



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**Indicative Selling Price**  
\$695,000

**Median House Price**

Year ending September 2017: \$388,500



**Rooms:**

**Property Type:** Residential House

**Land Size:** 4300 sqm approx

Agent Comments

## Comparable Properties

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.