

# 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

8 Broadwater Rd, 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

\$143,000

### 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.

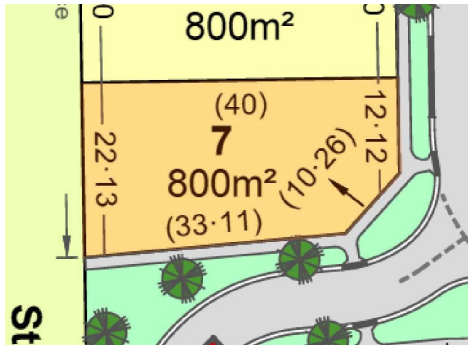
	Address of comparable property	Price	Date of sale
1	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019
2	1 Brolga Ct KIALLA 3631	\$139,000	17/09/2019
3	lot 1370 Pertobe Dr KIALLA 3631	\$139,000	02/07/2019

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 10:35



**Property Type:** Vacant Land

**Land Size:** 800 sqm approx

Agent Comments

## Comparable Properties

**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

**1 Brolga Ct KIALLA 3631 (VG)**

Agent Comments



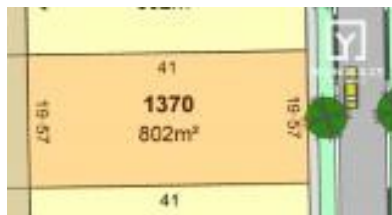
**Price:** \$139,000

**Method:** Sale

**Date:** 17/09/2019

**Property Type:** Land

**Land Size:** 810 sqm approx



**lot 1370 Pertobe Dr KIALLA 3631 (REI)**

Agent Comments



**Price:** \$139,000

**Method:** Private Sale

**Date:** 02/07/2019

**Property Type:** Land

**Land Size:** 802 sqm approx