# 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 and postcode

43 TAIG AVENUE KIALLA VIC 3631

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>3389000</u>	&	\$625,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$650,000	Property type	House	Suburb	Kialla				

				_	
Period-from	01 Apr 2023	to	31 Mar 2024	Source	Corelogic

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

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A\* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale		
30 TAIG AVENUE KIALLA VIC 3631	\$570,000	22-Mar-24		
16 CIMMARON WAY KIALLA VIC 3631	\$600,000	19-Sep-23		
177 WARANGA DRIVE KIALLA VIC 3631	\$630,000	27-Feb-24		

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: 03 April 2024



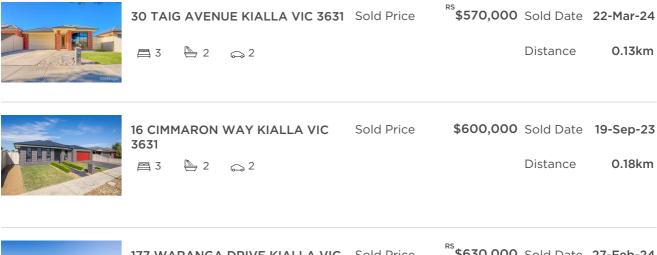
consumer.vic.gov.au



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177 WARANGA DRIVE KIALLA VIC 3631		Sold Price	<sup>RS</sup> \$630,000	Sold Date	27-Feb-24		
	<b></b> 3	2	<b>⇔</b> 2			Distance	1.96km

**RS** = Recent sale UN = Undisclosed Sale

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