

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

36 MALMSBURY CRESCENT 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 range
between

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Kialla

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

| | | |
|----------------------------------|-----------|-----------|
| 7 DUTTON WAY KIALLA VIC 3631 | \$595,000 | 27-Oct-22 |
| 23 KERANG AVENUE KIALLA VIC 3631 | \$602,500 | 24-Nov-22 |
| 5 CASPIAN STREET KIALLA VIC 3631 | \$600,000 | 18-Jul-23 |

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: 02 September 2023

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7 DUTTON WAY KIALLA VIC 3631

Sold Price

\$595,000

Sold Date

27-Oct-22

3 2 2

Distance

0.32km



23 KERANG AVENUE KIALLA VIC 3631

Sold Price

\$602,500

Sold Date

24-Nov-22

3 2 2

Distance

1.22km



5 CASPIAN STREET KIALLA VIC 3631

Sold Price

\$600,000

Sold Date

18-Jul-23

3 2 2

Distance

3.08km

RS = Recent sale

UN = Undisclosed Sale

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