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

Period-from

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

Single Price		or ranç betwee	✓ \	&	\$625,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$655,000	Property type	House	Suburb	Kialla					

31 Aug 2023

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

01 Sep 2022

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.

to

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

Source



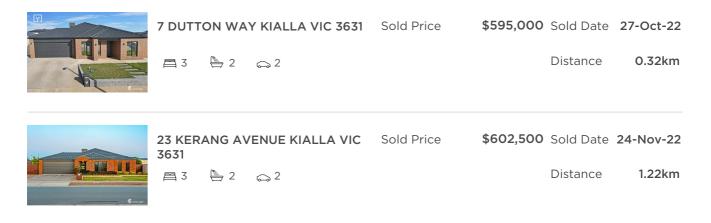
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consumer.vic.gov.au



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5 CASPIAN STREET KIAL 3631		REET KIALLA VIC	Sold Price	\$600,000 Sold Date	18-Jul-23
昌 3	2	ç⊒ 2		Distance	3.08km

RS = Recent sale UN = Undisclosed Sale

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