

# 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

36 Cormorant Boulevard, 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

\$149,500

### Median sale price

Median price

\$135,000

Property Type

Vacant land

Suburb

Kialla

Period - From

06/11/2018

to

05/11/2019

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	51 Malmsbury Cr KIALLA 3631	\$142,000	31/07/2019
2	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019
3	14 Cockatoo Cr KIALLA 3631	\$141,000	05/03/2019

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:

06/11/2019 14:31

Connie Young  
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3428 254 833

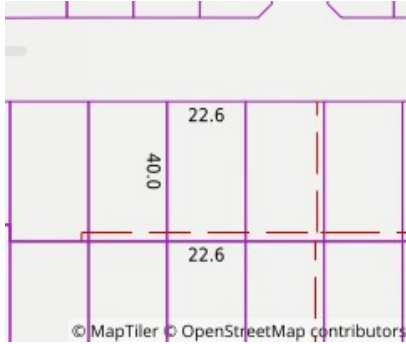
connie@youngsandco.com.au

**Indicative Selling Price**

\$149,500

**Median Land Price**

06/11/2018 - 05/11/2019: \$135,000



**Property Type:** Land

Agent Comments

## Comparable Properties

**51 Malmsbury Cr KIALLA 3631 (VG)**

Agent Comments



**Price:** \$142,000

**Method:** Sale

**Date:** 31/07/2019

**Property Type:** Land

**Land Size:** 1050 sqm approx

**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

**14 Cockatoo Cr KIALLA 3631 (VG)**

Agent Comments



**Price:** \$141,000

**Method:** Sale

**Date:** 05/03/2019

**Property Type:** Land

**Land Size:** 953 sqm approx