

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 Forest Drive 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$162,500

Property type

Land

Suburb

Kialla

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Hattah Court Kialla VIC 3631	\$500,000	17-Nov-20
4 George Court Kialla VIC 3631	\$520,000	09-Mar-21
5 George Court Kialla VIC 3631	\$539,000	18-Oct-20

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.~~

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4 Hattah Court Kialla VIC 3631

Sold Price

\$500,000

Sold Date

17-Nov-20

4 2 2

Distance

0.82km



4 George Court Kialla VIC 3631

Sold Price

\$520,000

Sold Date

09-Mar-21

3 2 4

Distance

1.04km



5 George Court Kialla VIC 3631

Sold Price

\$539,000

Sold Date

18-Oct-20

3 2 3

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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