

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

16 Serpentine Way, Kialla Vic 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$145,000

Median sale price

Median price

\$135,000

Property Type

Vacant land

Suburb

Kialla

Period - From

09/11/2018

to

08/11/2019

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:

09/11/2019 11:29

16 Serpentine Way, Kialla Vic 3631

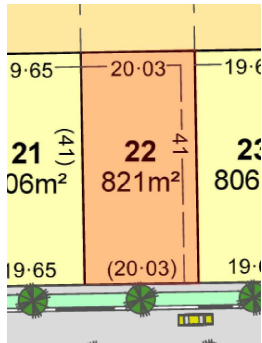


Glenn Young
03 58208777
0438579993

glenn@youngsandco.com.au

Indicative Selling Price
\$145,000

Median Land Price
09/11/2018 - 08/11/2019: \$135,000



Property Type: Vacant Land
Land Size: 821 sqm approx
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

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.