



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

42 River View Drive, Kialla Vic 3631

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$388,500 House X Unit Suburb or locality Kialla

Period - From 01/10/2016 to 30/09/2017 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 eighteen 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	5 Apsley Ct SHEPPARTON 3630	\$230,000	07/09/2017
2	12 Blaxland St SHEPPARTON 3630	\$230,000	08/06/2017
3	22 Paterson Rd SHEPPARTON 3630	\$230,000	18/04/2017

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 eighteen months.



Rooms:
Property Type: Land
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$230,000

Median House Price
Year ending September 2017: \$388,500

Comparable Properties



5 Apsley Ct SHEPPARTON 3630 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 07/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 780 sqm approx



12 Blaxland St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 08/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 714 sqm approx



22 Paterson Rd SHEPPARTON 3630 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 18/04/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 880 sqm approx