

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

236 Waranga Drive, Kialla

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$425,000

or range between

\$N/A

&

\$N/A

### Median sale price

Median price

\$402,000

\*House

X

\*Unit

Suburb  
or locality

Kialla

Period - From

13/02/2017

to

12/02/2018

Source

realestate.com.au

### 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 |
|--------------------------------|-----------|--------------|
| 28 Menindee Crescent, Kialla   | \$415,000 | 19/04/2017   |
| 1 Hepburn Place, Kialla        | \$404,000 | 17/05/2017   |
| 12 Lauriston Court, Kialla     | \$450,000 | 21/06/2017   |

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 18 months.~~