

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

property offered for sale

Address
Including suburb or
locality and postcode

70 Casuarina Way, Parklands Kialla

Indicative selling price

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

Single price \$ 120,000

or range between \$*

&

\$

Median sale price

Median price \$ 342,000

*House

3bed

*Unit

Suburb
or locality Kialla

Period - From 14/04/2018

to 14/05/2018

Source Realestate.com.au

Comparable property sales

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 7835 Goulburn Valley Highway	\$ 150,000	22/05/2018
2	\$	
3	\$	

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.