

# 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

21 Wagtail Drive, Kialla 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$ 565,000 & \$ 590,000

### Median sale price

Median price \$ 500,000 Property type 4 Bedroom House Suburb Kialla 3631

Period - From Nov 30<sup>th</sup> 2019 to Nov 30<sup>th</sup> 2020 Source [www.Realestate.com.au](http://www.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
10 Loikeet St, Kialla 3631	\$ 587,000	17 Sep 2020
22 Guseli Court, Kialla 3631	\$ 590,000	04 Aug 2020
226 Waranga Drive, Kialla 3631	\$ 592,000	13 July 2020

This Statement of Information was prepared on: 17/12/2020