

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 Serpentine Way, Kialla Vic 3631

Indicative selling price

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

Single price

\$149,550

Median sale price

Median price

\$135,000

Property Type

Vacant land

Suburb

Kialla

Period - From

19/11/2018

to

18/11/2019

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	49 Malmsbury Cr KIALLA 3631	\$145,000	12/02/2019
2	15 Sugarloaf Av KIALLA 3631	\$145,000	18/10/2018
3	14 Egret Dr KIALLA 3631	\$145,000	14/08/2018

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:

19/11/2019 15:39

21 Serpentine Way, Kialla Vic 3631

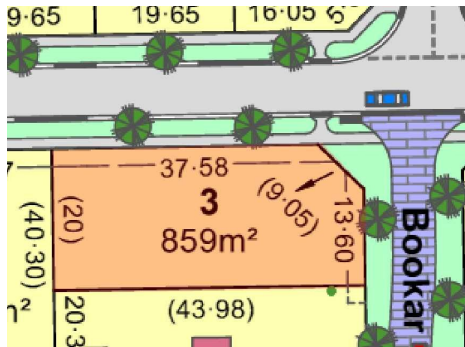


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Indicative Selling Price
\$149,550

Median Land Price
19/11/2018 - 18/11/2019: \$135,000



Property Type: Vacant Land
Land Size: 859 sqm approx
Agent Comments

Comparable Properties

49 Malmsbury Cr KIALLA 3631 (VG)

Agent Comments



Price: \$145,000
Method: Sale
Date: 12/02/2019
Property Type: Land
Land Size: 1050 sqm approx



15 Sugarloaf Av KIALLA 3631 (REI/VG)

Agent Comments



Price: \$145,000
Method: Private Sale
Date: 18/10/2018
Property Type: Land
Land Size: 740 sqm approx

14 Egret Dr KIALLA 3631 (VG)

Agent Comments



Price: \$145,000
Method: Sale
Date: 14/08/2018
Property Type: Land
Land Size: 979 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.