

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

11 Cormorant Boulevard, Kialla 3631

Indicative selling price

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

Single price \$ or range between \$ 475,000 & \$ 510,000

Median sale price

Median price \$ 500,050

Property type House

Suburb Kialla

Period - From March 30th 2020

to

March 30th 2021

Source 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
63 Waranga Drive, Kialla	\$ 495,000	27 Aug 2020
13 Settlers Drive, Kialla	\$ 490,000	19 May 2020
2 Weyba Avenue, Kialla	\$ 485,000	14 Sep 2020

This Statement of Information was prepared on: 30/04/2021