# Statement of Information Single residential property located outside the Melbourne metropolitan area

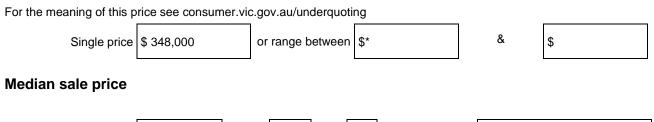
Sections 47AF of the Estate Agents Act 1980

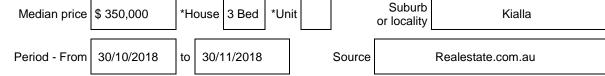
#### Property offered for sale

Address Including suburb or locality and postcode

# 18 Sugargum Crescent, Kialla 3631

## Indicative selling price





### **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 3 Greybox way, Kialla          | \$ 355,000 | 13 Nov 2018  |
| 2 1/7-9 Curlew Place, Shepparton | \$ 355,000 | 09 Oct 2018  |
| 3 14 Sali Drive, Shepparton      | \$ 355,000 | 24 July 2018 |

