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 and postcode

36 WENDOUREE DRIVE KIALLA VIC 3631

Indicative selling price

Period-from

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

Single Price		or rang betwee	あ//うししし	&	\$795,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$635,000	Property type	House	Suburb	Kialla					

31 Oct 2022

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2021

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.

to

Address of comparable property	Price	Date of sale	
1 DAYLESFORD CRESCENT KIALLA VIC 3631	\$800,000	15-Sep-22	
92 SANCTUARY DRIVE KIALLA VIC 3631	\$790,000	21-Jun-22	
4 TYRREL COURT KIALLA VIC 3631	\$785,000	18-Dec-21	

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: 23 November 2022

Source



Corelogic

consumer.vic.gov.au



Scott Butler

- ₽ (03)58313812
- M 0418149569
- E sbbutler@stockdaleleggo.com.au

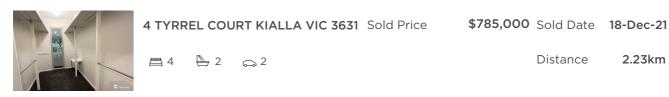


 1 DAYLESFORD CRESCENT KIALLA Sold Price
 \$800,000 Sold Date
 15-Sep-22

 VIC 3631
 □
 □
 Distance
 0.46km



	92 SAN 3631	CTUAR	Y DRIVE KIALLA VIC	Sold Price	\$790,000	Sold Date	21-Jun-22
2	昌 4	2	_ක 2			Distance	0.69km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.