

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

23 Arcadia Downs Drive Kialla VIC 3631

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,000

Property type

Farm

Suburb

Kialla

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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

7 Arcadia Downs Drive Kialla VIC 3631	\$550,000	19-Jun-20
50 Teasdale Crescent Kialla VIC 3631	\$640,000	17-Aug-20
63 Arcadia Downs Drive Kialla VIC 3631	\$610,000	19-Nov-19

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: 26 August 2020



7 Arcadia Downs Drive Kialla VIC 3631

4 2 3

Sold Price

\$550,000

Sold Date

19-Jun-20

Distance

0.51km



50 Teasdale Crescent Kialla VIC 3631

4 2 6

Sold Price

^{RS} **\$640,000**

Sold Date

17-Aug-20

Distance

0.58km



63 Arcadia Downs Drive Kialla VIC 3631

4 2 2

Sold Price

\$610,000

Sold Date

19-Nov-19

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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