# 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

20 CIMMARON WAY 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	パンパン いつい いつい いっぽう あつろい いつい いっぽう あつろい いつい いっぽう あいのう いっぽう あいのう いっぽう いっぽう いっぽう いっぽう いっぽう いっぽう いっぽう いっぽ	&	\$640,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$665,000	Property type	House	Suburb	Kialla		

31 Jan 2025

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

01 Feb 2024

**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
14 CIMMARON WAY KIALLA VIC 3631	\$600,000	19-Feb-24
86 SETTLERS DRIVE KIALLA VIC 3631	\$620,000	06-Nov-24
17 GREYBOX WAY KIALLA VIC 3631	\$587,000	20-Dec-24

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.

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Source



Corelogic

consumer.vic.gov.au



Sean Reidy

M 0448689444

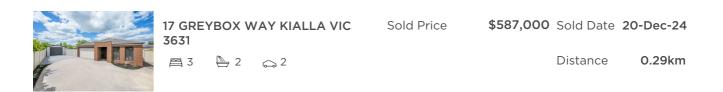
E Sean@gagliardiscott.com.au



14 CIMMARON WAY KIALLA VIC 3631	Sold Price	\$600,000 Sold Date	19-Feb-24
🖴 1		Distance	0.05km



	86 SETTLERS DRIVE KIALLA VIC 3631			Sold Price	\$620,000	Sold Date	06-Nov-24
E.		2 🌦	<b>⇔</b> 2			Distance	0.15km



#### RS = Recent sale UN = Undisclosed Sale

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