

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

12 HERON COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Kialla

Period-from

01 Oct 2022

to

30 Sep 2023

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

54 EGRET DRIVE KIALLA VIC 3631	\$700,000	10-Aug-22
10 TOBOURIE STREET KIALLA VIC 3631	\$725,000	19-Jul-22
7 PROSPECT CRESCENT KIALLA VIC 3631	\$700,000	06-Feb-23

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: 18 October 2023

Glenn Young
P 0358208777
M 0438579993
E glenn@youngsandco.com.au



54 EGRET DRIVE KIALLA VIC 3631 Sold Price **\$700,000** Sold Date **10-Aug-22**

4 2 2

Distance **0.52km**



10 TOBOURIE STREET KIALLA VIC 3631 Sold Price **\$725,000** Sold Date **19-Jul-22**

4 2 2

Distance **1.84km**



7 PROSPECT CRESCENT KIALLA VIC 3631 Sold Price **\$700,000** Sold Date **06-Feb-23**

4 2 2

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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