



## 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 or  
locality and postcode

38 Wendouree Drive, Kialla Vic 3631

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$435,000

&

\$450,000

#### Median sale price

Median price \$405,000

House

X

Unit

Suburb or locality

Kialla

Period - From 01/01/2018

to

31/12/2018

Source REIV

#### 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 eighteen 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	68 Sanctuary Dr KIALLA 3631	\$440,000	11/12/2018
2	2 Daylesford Cr KIALLA 3631	\$435,000	28/03/2018
3	41 Wendouree Dr KIALLA 3631	\$430,000	09/11/2018

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 eighteen months.

38 Wendouree Drive, Kialla Vic 3631



Glenn Young  
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**Indicative Selling Price**

\$435,000 - \$450,000

**Median House Price**

Year ending December 2018: \$405,000



4 2 3

**Rooms:**

**Property Type:** Land

**Land Size:** 818 sqm approx

Agent Comments

## Comparable Properties



**68 Sanctuary Dr KIALLA 3631 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 11/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 837 sqm approx



**2 Daylesford Cr KIALLA 3631 (VG)**

Agent Comments

4 - -

**Price:** \$435,000

**Method:** Sale

**Date:** 28/03/2018

**Rooms:** -

**Property Type:** House (Res)

**41 Wendouree Dr KIALLA 3631 (VG)**

Agent Comments

4 - -

**Price:** \$430,000

**Method:** Sale

**Date:** 09/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 768 sqm approx