

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

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 andpostcode

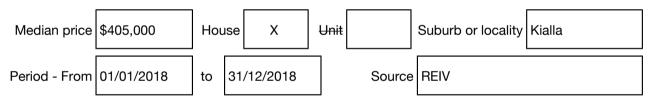
8 38 Wendouree Drive, Kialla Vic 3631 r e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4	435,000	&	\$450,000
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Median sale price



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.

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propertydata

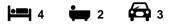
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





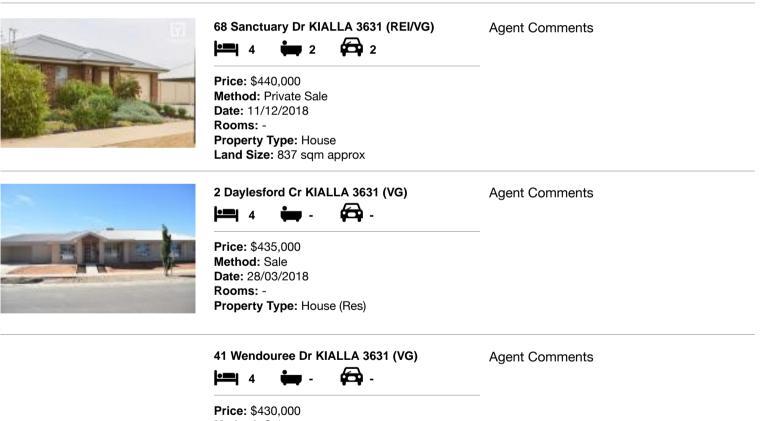




Rooms: Property Type: Land Land Size: 818 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$435,000 - \$450,000 Median House Price Year ending December 2018: \$405,000

Comparable Properties



Price: \$430,000 Method: Sale Date: 09/11/2018 Rooms: -Property Type: House (Res) Land Size: 768 sqm approx

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