

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

13 Egret 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,050

Property type

House

Suburb

Kialla

Period-from

01 Jun 2020

to

31 May 2021

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

22 Guseli Court Kialla VIC 3631	\$590,000	11-Jun-20
55 Sanctuary Drive Kialla VIC 3631	\$626,000	03-Sep-20
125 Waranga Drive Kialla VIC 3631	\$690,000	23-Dec-20

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: 30 June 2021



22 Guseli Court Kialla VIC 3631

Sold Price

\$590,000

Sold Date

11-Jun-20

 3  2  2

Distance

1.01km



55 Sanctuary Drive Kialla VIC 3631

Sold Price

\$626,000

Sold Date

03-Sep-20

 4  2  2

Distance

1.53km



125 Waranga Drive Kialla VIC 3631

Sold Price

\$690,000

Sold Date

23-Dec-20

 4  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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