

# 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

10 Serpentine Way, Kialla Vic 3631

### Indicative selling price

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

Single price

\$150,000

### Median sale price

Median price

\$135,000

Property Type

Vacant land

Suburb

Kialla

Period - From

09/11/2018

to

08/11/2019

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 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
1	37 Cormorant Blvd KIALLA 3631	\$141,000	21/08/2019
2	1 Brolga Ct KIALLA 3631	\$139,000	17/09/2019
3	lot 1370 Pertobe Dr KIALLA 3631	\$139,000	02/07/2019

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:

09/11/2019 10:20

10 Serpentine Way, Kialla Vic 3631

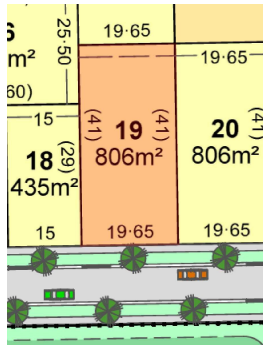


Glenn Young  
03 58208777  
0438579993

glenn@youngsandco.com.au

**Indicative Selling Price**  
\$150,000

**Median Land Price**  
09/11/2018 - 08/11/2019: \$135,000



**Property Type:** Vacant Land  
**Land Size:** 806 sqm approx  
**Agent Comments**

## Comparable Properties

37 Cormorant Blvd KIALLA 3631 (VG)

**Agent Comments**



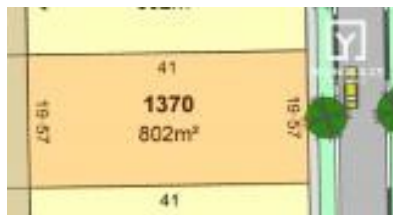
**Price:** \$141,000  
**Method:** Sale  
**Date:** 21/08/2019  
**Property Type:** Land  
**Land Size:** 841 sqm approx

1 Brolga Ct KIALLA 3631 (VG)

**Agent Comments**



**Price:** \$139,000  
**Method:** Sale  
**Date:** 17/09/2019  
**Property Type:** Land  
**Land Size:** 810 sqm approx



lot 1370 Pertobe Dr KIALLA 3631 (REI)

**Agent Comments**



**Price:** \$139,000  
**Method:** Private Sale  
**Date:** 02/07/2019  
**Property Type:** Land  
**Land Size:** 802 sqm approx

**Account** - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443



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.