

## 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

2 Paradise Court, 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 \$389,000

#### Median sale price

Median price \$388,500 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/10/2016 to 30/09/2017 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 | 2 Tyers Ct KIALLA 3631         | \$397,502 | 22/10/2016   |
| 2 | 192 Waranga Dr KIALLA 3631     | \$385,000 | 12/12/2016   |
| 3 | 3 Nicholas St SHEPPARTON 3630  | \$380,000 | 03/10/2017   |

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.~~



4   2   2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 971 sqm approx  
**Agent Comments**

## Comparable Properties



### 2 Tyers Ct KIALLA 3631 (VG)

**Agent Comments**

4   -   -

**Price:** \$397,502  
**Method:** Sale  
**Date:** 22/10/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 922 sqm approx



### 192 Waranga Dr KIALLA 3631 (VG)

**Agent Comments**

4   -   -

**Price:** \$385,000  
**Method:** Sale  
**Date:** 12/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 991 sqm approx



### 3 Nicholas St SHEPPARTON 3630 (REI)

**Agent Comments**

4   2   2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 03/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 840 sqm approx