

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Address	2 Paradise Court, Kialla Vic 3631
Including suburb or	
locality andpostcode	

Indicative selling price

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

39,000

Median sale price

Median price	\$388,500	Hou	ise X	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)

Α* 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.

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

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> **Indicative Selling Price** \$389,000

Median House Price

Year ending September 2017: \$388,500



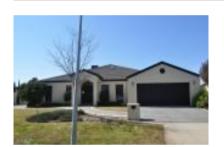


Rooms:

Property Type: Land Land Size: 971 sqm approx

Agent Comments

Comparable Properties



2 Tyers Ct KIALLA 3631 (VG)





Price: \$397,502 Method: Sale Date: 22/10/2016

Rooms: -

Property Type: House (Res) Land Size: 922 sqm approx **Agent Comments**











Price: \$385,000 Method: Sale Date: 12/12/2016

Rooms: -

Property Type: House (Res) Land Size: 991 sqm approx **Agent Comments**



3 Nicholas St SHEPPARTON 3630 (REI)







Price: \$380,000 Method: Private Sale Date: 03/10/2017

Rooms: 5

Property Type: House Land Size: 840 sqm approx Agent Comments

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