

# 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

26 Lomandra Drive, 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

\$198,250

### Median sale price

Median price

\$136,000

Property Type

Vacant land

Suburb

Kialla

Period - From

04/01/2019

to

03/01/2020

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	24 Lomandra Dr KIALLA 3631	\$196,200	09/08/2019
2	28 Lomandra Dr KIALLA 3631	\$195,000	23/10/2018
3	22 Lomandra Dr KIALLA 3631	\$194,000	09/04/2019

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:

04/01/2020 10:48

26 Lomandra Drive, Kialla Vic 3631



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**Indicative Selling Price**  
\$198,250

**Median Land Price**  
04/01/2019 - 03/01/2020: \$136,000



**Property Type:** Vacant Land  
**Land Size:** 1900 sqm approx  
**Agent Comments**

## Comparable Properties

24 Lomandra Dr KIALLA 3631 (VG)

Agent Comments



**Price:** \$196,200  
**Method:** Sale  
**Date:** 09/08/2019  
**Property Type:** Land

28 Lomandra Dr KIALLA 3631 (VG)

Agent Comments



**Price:** \$195,000  
**Method:** Sale  
**Date:** 23/10/2018  
**Property Type:** Land  
**Land Size:** 1900 sqm approx

22 Lomandra Dr KIALLA 3631 (VG)

Agent Comments



**Price:** \$194,000  
**Method:** Sale  
**Date:** 09/04/2019  
**Property Type:** Land

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.