

## 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

4 KOOKABURRA DRIVE KIALLA VIC 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Kialla

Period-from

01 Mar 2022

to

28 Feb 2023

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

1B THE BOULEVARD SHEPPARTON VIC 3630	\$850,000	15-Mar-23
5 WARTOOK COURT KIALLA VIC 3631	\$895,000	27-Sep-21
9 WANTIRNA STREET SHEPPARTON VIC 3630	\$930,000	26-Oct-22

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: 28 March 2023



## 1B THE BOULEVARD SHEPPARTON VIC 3630

Sold Price

RS

**\$850,000**

Sold Date

**15-Mar-23**

4 2 3

Distance

**6.98km**



## 5 WARTOOK COURT KIALLA VIC 3631

Sold Price

**\$895,000**

Sold Date

**27-Sep-21**

4 2 3

Distance

**1.46km**



## 9 WANTIRNA STREET SHEPPARTON VIC 3630

Sold Price

**\$930,000**

Sold Date

**26-Oct-22**

4 2 5

Distance

**7.81km**

RS = Recent sale

UN = Undisclosed Sale

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