

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

5 Eppalock Court, Kialla Vic 3631

Indicative selling price

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

Single price \$440,000

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
1 267 Waranga Dr KIALLA 3631	\$450,000	08/05/2017
2 3 Tyers Ct KIALLA 3631	\$430,000	20/04/2017
3 10 Silvan Cr KIALLA 3631	\$430,000	08/07/2016

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.

5 Eppalock Court, Kialla Vic 3631



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Indicative Selling Price
\$440,000

Median House Price
Year ending September 2017: \$388,500



Rooms:
Property Type: Land
Land Size: 944 sqm approx
Agent Comments

Comparable Properties



267 Waranga Dr KIALLA 3631 (REI/VG)

Agent Comments



Price: \$450,000
Method: Sold Before Auction
Date: 08/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 813 sqm approx

3 Tyers Ct KIALLA 3631 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 20/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 933 sqm approx



10 Silvan Cr KIALLA 3631 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 08/07/2016
Rooms: -
Property Type: House (Res)
Land Size: 886 sqm approx