



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

12 Balmoral Street, Kialla Vic 3631

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$388,500

House

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)

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	69 Waranga Dr KIALLA 3631	\$412,500	28/01/2017
2	2 Tyers Ct KIALLA 3631	\$397,000	21/11/2016
3	1 Lonsdale Sq KIALLA 3631	\$390,000	18/11/2016

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price
\$395,000

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

Comparable Properties



69 Waranga Dr KIALLA 3631 (REI/VG)

Agent Comments

3 2 3

Price: \$412,500

Method: Sold Before Auction

Date: 28/01/2017

Rooms: 4

Property Type: House (Res)

Land Size: 859 sqm approx



2 Tyers Ct KIALLA 3631 (REI)

Agent Comments

3 2 2

Price: \$397,000

Method: Private Sale

Date: 21/11/2016

Rooms: 5

Property Type: House

Land Size: 922 sqm approx



1 Lonsdale Sq KIALLA 3631 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 18/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 441 sqm approx