

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2 Eyre Court, Kialla 3631

Indicative selling price

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

Single price \$ 398,000

or range between \$*

&

\$

Median sale price

Median price \$ 449,500

*House

4 Bed

*Unit

Suburb
or locality

Kialla

Period - From 2/01/2019

to 2/01/2019

Source Realestate.com.au

Comparable property sales

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 19 Romney Cres, Shepparton	\$ 400,000	10 Sep 2018
2 189 Waranga Drive, Kialla	\$ 409,000	18 Jan 2019
3 47 Merino Drive, shepparton	\$ 390,000	24 July 2018