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

	233 WARANGA	DRIVE	KIALLA	VIC 3631
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Indicative selling price

Period-from

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

Single Price	EOI	or rang betwee		٤	&			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$625,000	Property type	House	Suburb	Kialla			

31 Dec 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2023

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.

to

Address of comparable property	Price	Date of sale
17 ROCKLANDS CRESCENT KIALLA VIC 3631	\$793,000	23-Aug-23
20 NILLAHCOOTIE CRESCENT KIALLA VIC 3631	\$740,000	17-Feb-23
81 WARANGA DRIVE KIALLA VIC 3631	\$835,000	11-Jan-24

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: 29 January 2024



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		20 NILLAHCOOTIE CRESCENT KIALLA VIC 3631		Sold Pi	Sold Price \$74		740,000 Sold Date	
No Rue	酉 4	2	⇔ 2				Distance	0.32km



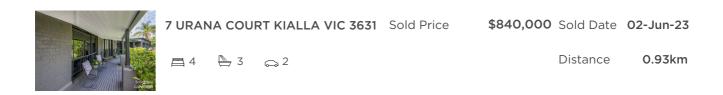
81 WARANGA DRIVE KIALLA VIC 3631	Sold Price	^{RS} \$835,000 ^{UN}	Sold Date	11-Jan-24
🖴 5 🔄 2 🞧 2			Distance	0.42km



36 MOI 3631	KOAN A	VENUE KIALLA VIC	Sold Price	\$865,000	Sold Date	15-Feb-23
➡ 5	2	<u></u>			Distance	0.43km



	8 LAUF 3631	RISTON	COURT KIALLA VIC	Sold Price	^{RS} \$1,150,000	Sold Date	08-Jan-24
ale	昌 3	2	ç⊒ 2			Distance	0.93km



RS = Recent sale UN = Undisclosed Sale

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