

## 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

### 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

EOI

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Kialla

Period-from

01 Jan 2023

to

31 Dec 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

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.

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**17 ROCKLANDS CRESCENT KIALLA VIC 3631** Sold Price **\$793,000** Sold Date **23-Aug-23**

4 2 2

Distance **0.31km**



**20 NILLAHCOOTIE CRESCENT KIALLA VIC 3631** Sold Price **\$740,000** Sold Date **17-Feb-23**

4 2 2

Distance **0.32km**



**81 WARANGA DRIVE KIALLA VIC 3631** Sold Price <sup>RS</sup> **\$835,000** <sup>UN</sup> Sold Date **11-Jan-24**

5 2 2

Distance **0.42km**



**36 MOKOAN AVENUE KIALLA VIC 3631** Sold Price **\$865,000** Sold Date **15-Feb-23**

5 2 2

Distance **0.43km**



**8 LAURISTON COURT KIALLA VIC 3631** Sold Price <sup>RS</sup> **\$1,150,000** <sup>UN</sup> Sold Date **08-Jan-24**

3 2 2

Distance **0.93km**



**7 URANA COURT KIALLA VIC 3631** Sold Price **\$840,000** Sold Date **02-Jun-23**

4 3 2

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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