

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 29 Kipling Including suburb and postcode

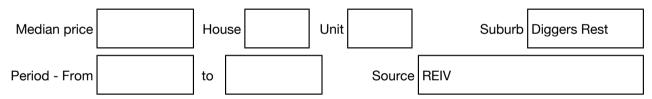
29 Kipling Cirt, Diggers Rest Vic 3427

Indicative selling price

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

Single price \$270,000

Median sale price



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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	72 Diggers Rest Coimadai Rd DIGGERS REST 3427	\$250,000	17/05/2017
2	12 Kipling Cirt DIGGERS REST 3427	\$165,000	25/04/2017
3	10 Kipling Cirt DIGGERS REST 3427	\$165,000	25/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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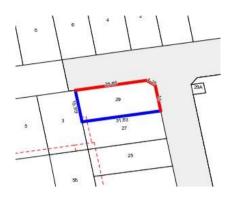
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Land Land Size: 505 sqm approx Agent Comments Indicative Selling Price \$270,000

Comparable Properties

72 Diggers Rest Coimadai Rd DIGGERS REST 3427 (VG) 	Agent Comments
12 Kipling Cirt DIGGERS REST 3427 (VG) Price: \$165,000 Method: Sale Date: 25/04/2017 Rooms: - Property Type: Land Land Size: 256 sqm approx	Agent Comments
10 Kipling Cirt DIGGERS REST 3427 (VG) 	Agent Comments

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