

# 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 13/17 Gennari Road, Kialla 3631 (freedom place over 50s)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$193,000

or range between \$\*

&

\$

### Median sale price

Median price \$630,000

Property type All

Suburb Kialla, Vic 3631

Period - From 11/07/2021

to

11/07/2022

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
20 Aspendale Cres, Shepparton	\$ 295,000	17 Feb 2022
3 Cabernet Street, Kialla	\$ 247,000	21 Dec 2021
1375 Sanctuary Drive, Kialla	\$ 255,000	14 Dec 2021

This Statement of Information was prepared on: 11/07/2022