

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

14 Lonsdale Square, Kialla Vic 3631

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$398,500 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 eighteen 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	4 Woodburn PI SHEPPARTON 3630	\$465,000	06/10/2017
2	9 Norton Av SHEPPARTON 3630	\$462,000	26/06/2017
3	7 Lonsdale Sq KIALLA 3631	\$437,500	17/07/2017

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 eighteen months.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Comparable Properties

4 Woodburn PI SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$465,000

Method: Sale

Date: 06/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 608 sqm approx

9 Norton Av SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$462,000

Method: Sale

Date: 26/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 473 sqm approx



7 Lonsdale Sq KIALLA 3631 (REI/VG)

Agent Comments

3 2 5

Price: \$437,500

Method: Sold Before Auction

Date: 17/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx