

## 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

11 Sugargum Crescent, Kialla Vic 3631

#### Indicative selling price

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

Single price \$309,000

#### Median sale price

Median price \$420,000 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/04/2017 to 31/03/2018 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	36 Cimmaron Way KIALLA 3631	\$300,000	05/10/2017
2	39 Taig Av KIALLA 3631	\$295,000	16/08/2017
3	15 Wanderers La KIALLA 3631	\$294,000	24/02/2017

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.

11 Sugargum Crescent, Kialla Vic 3631



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**Indicative Selling Price**  
\$309,000

**Median House Price**  
Year ending March 2018: \$420,000



3 2 2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 400 sqm approx  
**Agent Comments**

## Comparable Properties



**36 Cimmaron Way KIALLA 3631 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 05/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 630 sqm approx

**39 Taig Av KIALLA 3631 (VG)**

**Agent Comments**

3 - -

**Price:** \$295,000  
**Method:** Sale  
**Date:** 16/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



**15 Wanderers La KIALLA 3631 (VG)**

**Agent Comments**

3 - -

**Price:** \$294,000  
**Method:** Sale  
**Date:** 24/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx