

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

6 Lorikeet Street, Kialla Vic 3631

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Kialla

Period - From

29/07/2021

to

28/07/2022

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 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
1	15 Seven Creeks Dr KIALLA 3631	\$810,000	13/04/2022
2	24 Guseli Ct KIALLA 3631	\$780,000	23/12/2021
3	47 Plover Dr KIALLA 3631	\$775,000	28/07/2021

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.~~

This Statement of Information was prepared on:

29/07/2022 12:16



4 2 2

Property Type: House
Land Size: 811 sqm approx
Agent Comments

Indicative Selling Price

\$765,000

Median House Price

29/07/2021 - 28/07/2022: \$630,000

Comparable Properties



15 Seven Creeks Dr KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$810,000
Method: Sale
Date: 13/04/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1505 sqm approx



24 Guseli Ct KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$780,000
Method: Sale
Date: 23/12/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 940 sqm approx



47 Plover Dr KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$775,000
Method: Sale
Date: 28/07/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 906 sqm approx