

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 and
postcode

17 Mallacoota Drive Kialla VIC 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$129,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$136,000

Property type

Land

Suburb

Kialla

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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

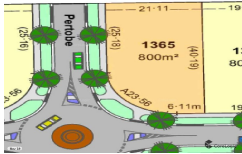
Date of sale

26 Mallacoota Drive Kialla VIC 3631	\$135,786	18-Mar-20
3 Broadwater Road Kialla VIC 3631	\$130,000	24-Jan-20
6 Cardinia Court Kialla VIC 3631	\$134,000	16-Mar-20

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: 11 June 2020



26 Mallacoota Drive Kialla VIC 3631 Sold Price ^{RS} **\$135,786** Sold Date **18-Mar-20**

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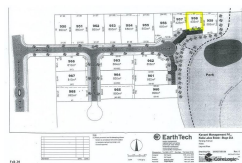
Distance **0.14km**



3 Broadwater Road Kialla VIC 3631 Sold Price **\$130,000** Sold Date **24-Jan-20**

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Distance **0.78km**



6 Cardinia Court Kialla VIC 3631 Sold Price **\$134,000** Sold Date **16-Mar-20**

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Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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