

## 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

2 Greybox Way, 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 \$350,000

#### Median sale price

Median price \$383,000 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/10/2017 to 30/09/2018 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	15 Oxbow Av SHEPPARTON 3630	\$358,000	08/08/2018
2	3 Greybox Way KIALLA 3631	\$355,000	31/10/2018
3	19 Sugargum Cr KIALLA 3631	\$343,000	19/12/2017

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.

2 Greybox Way, Kialla Vic 3631



Glenn Young  
03 58208777  
0438579993

glenn@youngsandco.com.au

**Indicative Selling Price**  
\$350,000

**Median House Price**  
Year ending September 2018: \$383,000



3   2   4

**Rooms:**  
**Property Type:** Land  
**Land Size:** 810 sqm approx  
**Agent Comments**

## Comparable Properties



**15 Oxbow Av SHEPPARTON 3630 (VG)**

**Agent Comments**

3   -   -

**Price:** \$358,000  
**Method:** Sale  
**Date:** 08/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**3 Greybox Way KIALLA 3631 (VG)**

**Agent Comments**

3   -   -

**Price:** \$355,000  
**Method:** Sale  
**Date:** 31/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx

**19 Sugargum Cr KIALLA 3631 (VG)**

**Agent Comments**

3   -   -

**Price:** \$343,000  
**Method:** Sale  
**Date:** 19/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx