

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

31 Taig Ave, Kialla 3631

### Indicative selling price

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

Single price \$ 342,000

or range between \$\*

&

\$

### Median sale price

Median price \$ 270,000

\*House X

\*Unit

Suburb  
or locality Shepparton

Period - From 2/01/2019

to 2/02/2019

Source Realestate.com.au

### Comparable property sales

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 65 Verney Road, Shepparton	\$ 342,500	06 Dec 2018
2 8 Dunstan Court, Shepparton	\$ 348,000	16 Nov 2018
3 1 Lagana Drive, Shepparton	\$ 335,000	03 Sep 2018