



## 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

57 Sanctuary Drive, 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 \$650,000

#### Median sale price

Median price \$415,000 House ☒ Unit ☐ Suburb or locality Kialla

Period - From 01/04/2018 to 31/03/2019 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	20 Menindee Cr KIALLA 3631	\$677,500	15/02/2018
2	7 Jindabyne Ct KIALLA 3631	\$647,500	25/07/2018
3	15 Wagtail Dr KIALLA 3631	\$620,000	01/05/2019

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.



4 2 2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 853 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000  
**Median House Price**  
Year ending March 2019: \$415,000

## Comparable Properties



**20 Menindee Cr KIALLA 3631 (VG)**

**Agent Comments**

4 - -

**Price:** \$677,500  
**Method:** Sale  
**Date:** 15/02/2018  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1187 sqm approx

**7 Jindabyne Ct KIALLA 3631 (VG)**

**Agent Comments**

4 - -

**Price:** \$647,500  
**Method:** Sale  
**Date:** 25/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 885 sqm approx

**15 Wagtail Dr KIALLA 3631 (VG)**

**Agent Comments**

4 - -

**Price:** \$620,000  
**Method:** Sale  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx