

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

21 MARLBORO 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Farm

Suburb

Kialla

Period-from

01 Mar 2022

to

28 Feb 2023

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

6 DOVE STREET KIALLA VIC 3631	\$280,000	09-Mar-23
56 PLOVER DRIVE KIALLA VIC 3631	\$280,000	13-Feb-23
4 HERON COURT KIALLA VIC 3631	\$290,000	23-Oct-22

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: 25 March 2023



6 DOVE STREET KIALLA VIC 3631

Sold Price

^{RS} **\$280,000** ^{UN}

Sold Date

09-Mar-23



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-



-

Distance

1km



56 PLOVER DRIVE KIALLA VIC 3631

Sold Price

\$280,000

Sold Date

13-Feb-23



4



2



2

Distance

1.65km



4 HERON COURT KIALLA VIC 3631

Sold Price

\$290,000

Sold Date

23-Oct-22



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Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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