

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

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	68 Sanctuary Drive, Kialla Vic 3631
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$435,000

Median sale price

Median price	\$383,000	Hou	ise X	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)

Α* 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 10 Menindee Cr KIALLA 3631 \$440,000 03/07/2018 2 \$435,000 28/03/2018 2 Daylesford Cr KIALLA 3631 3 26 Kerang Av KIALLA 3631 \$418,500 22/12/2017

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.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

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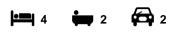
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> **Indicative Selling Price** \$435,000

Median House Price

Year ending September 2018: \$383,000





Rooms:

Property Type: Land Land Size: 837 sqm approx

Agent Comments

Comparable Properties

10 Menindee Cr KIALLA 3631 (VG)





Price: \$440,000 Method: Sale Date: 03/07/2018

Rooms: -

Property Type: House (Res) Land Size: 932 sqm approx **Agent Comments**











Price: \$435,000 Method: Sale Date: 28/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments

26 Kerang Av KIALLA 3631 (VG)







Price: \$418,500 Method: Sale

Date: 22/12/2017 Rooms: -

Property Type: House (Res) Land Size: 840 sqm approx

Agent Comments

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