

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

68 Sanctuary Drive, Kialla Vic 3631

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 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	10 Menindee Cr KIALLA 3631	\$440,000	03/07/2018
2	2 Daylesford Cr KIALLA 3631	\$435,000	28/03/2018
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.

68 Sanctuary Drive, Kialla Vic 3631



Glenn Young
03 58208777
0438579993

glenn@youngsandco.com.au

Indicative Selling Price
\$435,000

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



4 2 2

Rooms:
Property Type: Land
Land Size: 837 sqm approx
Agent Comments

Comparable Properties

10 Menindee Cr KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$440,000
Method: Sale
Date: 03/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 932 sqm approx



2 Daylesford Cr KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$435,000
Method: Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)

26 Kerang Av KIALLA 3631 (VG)

Agent Comments

4 - -

Price: \$418,500
Method: Sale
Date: 22/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 840 sqm approx