# 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

64 GORDON DRIVE KIALLA VIC 3631

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price   |           | or range      | STATE | &      | \$780,000 |  |  |
|--|-----------|---------------|-------|--------|-----------|--|--|
| Median sale price<br>(*Delete house or unit as applicable) |           |               |       |        |           |  |  |
| Median Price   | \$650,000 | Property type | House | Suburb | Kialla    |  |  |

31 May 2023

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2022

**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.

to

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 3 AGNES COURT KIALLA VIC 3631     | \$740,000 | 28-Oct-22    |
| 40 WARANGA DRIVE KIALLA VIC 3631  | \$768,000 | 21-Feb-23    |
| 5 DARTMOUTH COURT KIALLA VIC 3631 | \$795,000 | 12-Jan-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: 23 June 2023



Corelogic

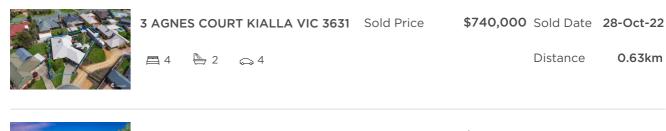
consumer.vic.gov.au



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Distance

0.63km





| 40 WARANGA DRIVE KIALLA VIC<br>3631 | Sold Price | \$768,000 | Sold Date | 21-Feb-23 |
|-------------------------------------|------------|-----------|-----------|-----------|
| 🚍 4 🕒 2 🚗 2                         |            |           | Distance  | 1.02km    |



| 5 DART<br>3631 | MOUTH | I COURT KIALLA | VIC Sold Price | \$795,000 | Sold Date | 12-Jan-22 |
|----------------|-------|----------------|----------------|-----------|-----------|-----------|
| 酉 4            | 2 🚔   | <b>⇔</b> 6     |                |           | Distance  | 1.53km    |

#### **RS** = Recent sale UN = Undisclosed Sale

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