

## 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

Lot 1370 Pertobe 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 \$139,000

#### Median sale price\*

Median price House Unit Suburb or locality Kialla

Period - From to Source

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

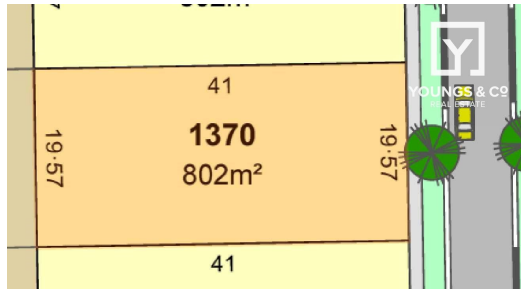
**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Learmonth Av KIALLA 3631	\$139,700	17/08/2018
2	81 Wendouree Dr KIALLA 3631	\$139,000	16/08/2018
3	8 Colac CI KIALLA 3631	\$133,000	06/09/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** Residential Block

**Land Size:** 802 sqm approx

**Agent Comments**

## Comparable Properties

**4 Learmonth Av KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$139,700

**Method:** Sale

**Date:** 17/08/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 804 sqm approx

**81 Wendouree Dr KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$139,000

**Method:** Sale

**Date:** 16/08/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 1015 sqm approx

**8 Colac Ct KIALLA 3631 (VG)**

**Agent Comments**



**Price:** \$133,000

**Method:** Sale

**Date:** 06/09/2018

**Rooms:** -

**Property Type:** Land