

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

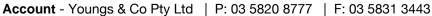
## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

						ection 47	Λı '	or the Estate	Agents	ACL 1900	
Property offer	ed for s	sale									
Address Including suburb or locality andpostcode		7430 Go	ulburn \	Valley High	way, K	ialla West \	/ic 3	631			
Indicative selli	ing pric	е									
For the meaning	of this p	orice see	consum	ner.vic.gov.	au/unc	lerquoting		_			
Range between \$500,0		000		&	\$5	\$550,000					
Median sale p	rice										
Median price			House		Unit		Sub	ourb or locality	Kialla W	/est	
Period - From			to			Source	RE	IV			
Comparable p	roperty	sales (*	Delete	A or B b	elow	as applica	ble	)			
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	Dat	e of sale	
1											
2											
3											
OR	·										

В\* 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.



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> **Indicative Selling Price** \$500,000 - \$550,000





Rooms:

Property Type: Misc

Improvements Residential (no

dwelling)

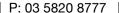
Land Size: 119800 sqm approx

Agent Comments

## Comparable Properties

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.









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