

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

23 SANCTUARY DRIVE KIALLA VIC 3631

Indicative selling price

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

Single Price

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Kialla

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 18 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

9 SANCTUARY DRIVE KIALLA VIC 3631	\$905,000	02-Jun-23
50 SANCTUARY DRIVE KIALLA VIC 3631	\$850,000	21-Apr-23
9 MUSCAT COURT KIALLA VIC 3631	\$885,000	12-May-23

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: 20 November 2023

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9 SANCTUARY DRIVE KIALLA VIC 3631

5 2 3

Sold Price

\$905,000

Sold Date

02-Jun-23

Distance

0.19km



50 SANCTUARY DRIVE KIALLA VIC 3631

4 2 2

Sold Price

\$850,000

Sold Date

21-Apr-23

Distance

0.39km



9 MUSCAT COURT KIALLA VIC 3631

4 3 -

Sold Price

\$885,000

Sold Date

12-May-23

Distance

0.5km



5 CABERNET STREET KIALLA VIC 3631

4 3 -

Sold Price

\$850,100

Sold Date

11-Apr-23

Distance

0.41km



3 DARTMOUTH COURT KIALLA VIC 3631

4 2 3

Sold Price

\$870,000

Sold Date

11-May-23

Distance

1.03km



36 MOKOAN AVENUE KIALLA VIC 3631

5 2 2

Sold Price

\$865,000

Sold Date

15-Feb-23

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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3 BOOKAR PLACE KIALLA VIC 3631 Sold Price **\$800,000** Sold Date **03-Jan-23**

 -  2  2

Distance **0.66km**

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

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