

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 24 Forest Drive Kialla Victoria 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$850,000

Median sale price

Median price \$660,000

Property type House

Suburb Kialla Vic 3631

Period - From May 2022

to

April 2023

Source RealEstate.com.au

Comparable property sales

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.

Vic 3631	Price	Date of sale
1 4 Lorikeet Street Kialla Vic 3631	\$945,000	5/9/2022
2 23 Plover Drive Kialla Vic 3631	\$882,500	23/3/2023
3 29 Seven Creek Drive Kialla V 3631ic	\$930,000	19/12/2022

This Statement of Information was prepared on: 19 March 2023