

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

6 Wagtail Drive, Kialla 3631

Indicative selling price

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

Single price

\$

or range between

\$ 580,000

&

\$ 620,000

Median sale price

Median price

\$ 530,000

Property type

House

Suburb

Kialla

Period - From

Aug 30th 2020

to

Aug 30th 2021

Source

www.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.

Address of comparable property	Price	Date of sale
24 Glenmaggie Ave, Kialla	\$ 635,000	25 June 2021
14 Wendouree Drive, Kialla	\$ 615,000	16 July 2021
19 Aspendale Crescent, Shepparton	\$ 617,000	25 June 2021

This Statement of Information was prepared on: 16/09/2021