

# STATEMENT OF INFORMATION

34 CHARLTON ROAD, KILLARA, VIC 3691
PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 34 CHARLTON ROAD, KILLARA, VIC 3691 🕮 3 🕒 2 😂 2







**Indicative Selling Price** 

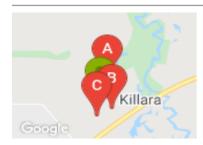
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Jamie Maynard, Elders Real Estate Wodonga

#### **MEDIAN SALE PRICE**



#### KILLARA, VIC, 3691

**Suburb Median Sale Price (House)** 

\$457,500

01 January 2019 to 31 December 2019

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### 30 DAVENPORT ST, KILLARA, VIC 3691







Sale Price

\*\$425,000

Sale Date: 09/12/2019

Distance from Property: 334m





#### 3 WENDEN AVE, KILLARA, VIC 3691







Sale Price

\$439,000

Sale Date: 14/11/2019

Distance from Property: 194m





17 KIRBY DR, KILLARA, VIC 3691







**Sale Price** 

\*\$425,000

Sale Date: 20/12/2019

Distance from Property: 221m



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
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Including subu	ddress urb and estcode	34 CHARLTON ROAD, KILLARA, VIC 3691						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price Range:								
Median sale price								
Median price	\$457	7,500	Property type	House	Suburb	KILLARA		

#### Comparable property sales

2019

Period

01 January 2019 to 31 December

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.

Source

Address of comparable property	Price	Date of sale
30 DAVENPORT ST, KILLARA, VIC 3691	*\$425,000	09/12/2019
3 WENDEN AVE, KILLARA, VIC 3691	\$439,000	14/11/2019
17 KIRBY DR, KILLARA, VIC 3691	*\$425,000	20/12/2019

This Statement of Information was prepared on:

16/01/2020

pricefinder

