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

62 RIVERVIEW	DRIVE	KIALLA	VIC	3631
				0001

Indicative selling price

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

Single Price	\$519,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$645,000	Prope	erty type		House	Suburb	Kialla
Period-from	01 Mar 2022	to	28 Feb 2	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
4 CASPIAN STREET KIALLA VIC 3631	\$555,000	11-Aug-22
16 CASPIAN STREET KIALLA VIC 3631	\$595,000	09-Nov-22
23 GREYBOX WAY KIALLA VIC 3631	\$495,000	23-Jun-22

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: 15 March 2023



consumer.vic.gov.au



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 4 CASPIAN STREET KIALLA VIC
 Sold Price
 \$555,000
 Sold Date
 11-Aug-22

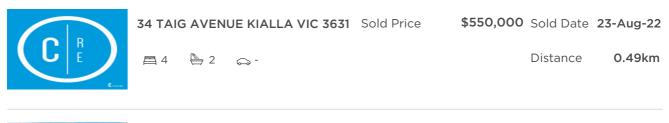
 3631
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 0.21km



	16 CAS 3631	PIAN ST	REET KIALLA VIC	Sold Price	\$595,000	Sold Date	09-Nov-22
E Hine	圔 4	2 🚔	Ģ ²			Distance	0.22km



23 GREYBOX WAY KIALLA VIC 3631			Sold Price	\$495,000	Sold Date	23-Jun-22
昌 2	2	ç⇒ 2			Distance	0.42km





2 YELLOWGUM DRIVE KIALLA VIC 3631		Sold Price	\$580,000	Sold Date	15-Feb-22	
昌 4	2 🚔	⇔ 2			Distance	0.49km

RS = Recent sale UN = Undisclosed Sale

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