# 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

8 SUNBIRD WAY KIALLA VIC 3631

# Indicative selling price

Mediar (\*Delete

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

| Single Price                             |           | or range<br>between | \$280,000 | & | \$300,000 |
|--|-----------|---------------------|-----------|---|-----------|
| <b>sale price</b><br>house or unit as ap | plicable) |                     |           |   |           |

| Median Price | \$266,000   | Prope | erty type Land |      | Land   | Suburb | Kialla    |
|--------------|-------------|-------|----------------|------|--------|--------|-----------|
| Period-from  | 01 Dec 2023 | to    | 30 Nov 2       | 2024 | 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 |
|--|-----------|--------------|
| 126 SEVEN CREEKS DRIVE KIALLA VIC 3631 | \$290,000 | 18-Apr-24    |
| 128 SEVEN CREEKS DRIVE KIALLA VIC 3631 | \$285,000 | 24-May-24    |
| 25 SUNBIRD WAY KIALLA VIC 3631         | \$280,000 | 14-Aug-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: 17 December 2024



consumer.vic.gov.au



Natalie Ryan

M 03583111800

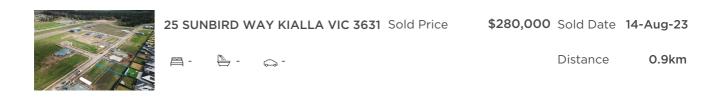
E madi@gagliardiscott.com.au



| 126 SEVEN CREEKS DRIVE KIALLA<br>VIC 3631 |   |    | Sold Price | \$290,000 | Sold Date | 18-Apr-24 |
|---|---|----|------------|-----------|-----------|-----------|
| <b>=</b> -                                | - | Ģ- |            |           | Distance  | 0.72km    |



| 128 SEVEN CREEKS DRIVE KIALLA<br>VIC 3631 |   |            | Sold Price | \$285,000 | Sold Date | 24-May-24 |
|---|---|------------|------------|-----------|-----------|-----------|
| 昌 -                                       | - | <b>~</b> - |            |           | Distance  | 0.71km    |



RS = Recent sale UN = Undisclosed Sale

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