

# 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 7 Heron Court, Kialla, VIC 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$745,000

&

\$795,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Kialla (3631)

Period - From

01/10/2023

to

15/10/2024

Source

Pricefinder

### Comparable property sales

A

These are two 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

40 BRAMBUCK AVENUE, KIALLA VIC 3631

\$785,000

07/09/2024

5 YELLOWGUM DRIVE, KIALLA VIC 3631

\$639,000

05/07/2024

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: 15/10/2024