

# 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

27 Wilgarning Drive Kialla 3631

### Indicative selling price

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

Single price

\$

or range between

\$299,000

&

\$315,000

### Median sale price

Median price

\$665,000

Property type

all

Suburb

Kialla

Period - From

Jan 2023

to

Dec 2023

Source

[www.realestate.com.au](https://www.realestate.com.au)

### Comparable property sales

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

80 Wendouree drive, Kialla

\$302,500

29 Aug 2023

32 Sanctuary drive, Kialla

\$320,000

15 Aug 2023

4a Eppalock Court, Kialla

\$290,000

08 Dec 2023

This Statement of Information was prepared on: 20/02/2024