

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 andpostcode

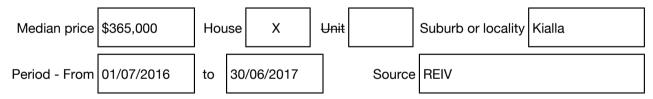
Address 8 Silvan Crescent, Kialla Vic 3631 uburb or postcode

### Indicative selling price

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

Single price \$339,000

#### Median sale price



## 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 eighteen 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
1	11 Gordon Dr KIALLA 3631	\$345,000	10/03/2017
2	33 Silvan Cr KIALLA 3631	\$335,000	07/06/2017
3	31 Silvan Cr KIALLA 3631	\$330,000	17/03/2017

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 eighteen months.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 8 Silvan Crescent, Kialla Vic 3631





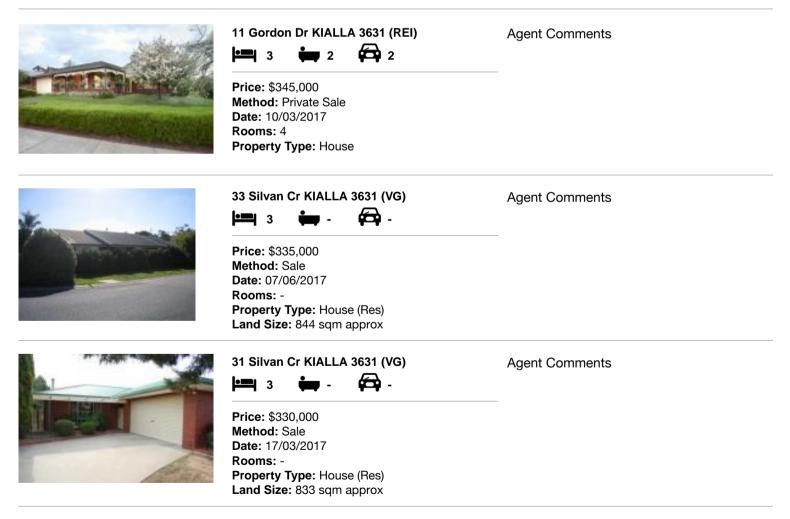


Rooms: Property Type: House Land Size: 1012 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$339,000 Median House Price

Median House Price Year ending June 2017: \$365,000

# **Comparable Properties**



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