

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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.~~



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**Rooms:**  
**Property Type:** House  
**Land Size:** 1012 sqm approx  
**Agent Comments**

## Comparable Properties



**11 Gordon Dr KIALLA 3631 (REI)**

**Agent Comments**

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**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 4  
**Property Type:** House



**33 Silvan Cr KIALLA 3631 (VG)**

**Agent Comments**

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**Price:** \$335,000  
**Method:** Sale  
**Date:** 07/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx



**31 Silvan Cr KIALLA 3631 (VG)**

**Agent Comments**

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**Price:** \$330,000  
**Method:** Sale  
**Date:** 17/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 833 sqm approx