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Glenn Young 03 58208777 0438579993

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

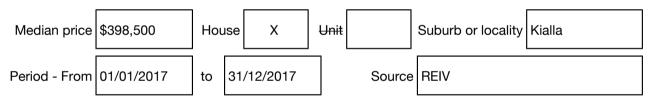
425 Raftery Road, Kialla Vic 3631 r e

## Indicative selling price

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

Single price \$800,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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.

425 Raftery Road, Kialla Vic 3631







Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 158200 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$800,000 Median House Price

Median House Price Year ending December 2017: \$398,500

# **Comparable Properties**

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