

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8 GUSELI COURT, KIALLA, VIC 3631

Indicative selling price

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

Price Range: 170,000 to 187,000

Median sale price

Median price \$129,000

House

Unit

Suburb KIALLA

Period 01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

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
5 MERON CRT, KIALLA, VIC 3631	\$160,000	13/04/2016
9 NILLAHCOOTIE CRES, KIALLA, VIC 3631	\$194,000	10/06/2016
61 SEVEN CREEKS DR, KIALLA, VIC 3631	\$180,000	15/06/2016