

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

24 MENINDEE CRESCENT, KIALLA, VIC 3631

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$400,000

House

☒

Unit

☐

Suburb

KIALLA

Period

01 October 2016 to 30 September
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
13 MENINDEE CRES, KIALLA, VIC 3631	\$420,000	13/07/2017
28 MENINDEE CRES, KIALLA, VIC 3631	\$415,000	19/04/2017
1 HEPBURN PL, KIALLA, VIC 3631	\$404,000	17/02/2017