

## 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

41 SETTLERS DRIVE, KIALLA, VIC 3631

#### Indicative selling price

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

Single Price: \$405,000

#### Median sale price

Median price

\$397,502

House

X

Unit

Suburb

KIALLA

Period

01 October 2016 to 30 September 2017

Source



#### 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
25 SETTLERS DR, KIALLA, VIC 3631	*\$410,000	26/10/2017
16 DARTMOUTH CRT, KIALLA, VIC 3631	\$415,000	27/09/2017
19 BRAMBUCK AVE, KIALLA, VIC 3631	\$400,000	27/08/2016