

# 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 MARLBORO 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)

Price Range: \$115,000 to \$149,000

### Median sale price

Median price

\$415,000

House



Unit



Suburb

KIALLA

Period

01 April 2017 to 31 March 2018

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
71 SETTLERS DR, KIALLA, VIC 3631	\$117,950	05/12/2017
80 SETTLERS DR, KIALLA, VIC 3631	\$117,950	05/12/2017
1 HAWTHORN AVE, KIALLA, VIC 3631	\$129,000	07/12/2017