

## 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 and  
postcode

42 KERANG AVENUE KIALLA VIC 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$270,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

House

Suburb

Kialla

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 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

10 MARLBORO DRIVE KIALLA VIC 3631	\$260,000	14-Dec-23
18 MALMSBURY CRESCENT KIALLA VIC 3631	\$260,000	18-Mar-24
42 MALLACOOTA DRIVE KIALLA VIC 3631	\$267,000	03-Apr-24

OR

**B\*** ~~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 18 months.~~

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**10 MARLBORO DRIVE KIALLA VIC 3631**

Sold Price **\$260,000** Sold Date **14-Dec-23**

- - -

Distance **0.23km**



**18 MALMSBURY CRESCENT KIALLA VIC 3631**

Sold Price Sold Date **18-Mar-24**

- - -

Distance **1km**



**42 MALLACOOTA DRIVE KIALLA VIC 3631**

Sold Price **\$267,000** Sold Date **03-Apr-24**

- - 2

Distance **1.02km**



**15 GILMOUR CRESCENT KIALLA VIC 3631**

Sold Price <sup>RS</sup> **\$280,000** <sup>UN</sup> Sold Date **02-May-24**

- - -

Distance **1.33km**



**11 NANKEEN STREET KIALLA VIC 3631**

Sold Price **\$280,000** Sold Date **31-Jan-24**

- - -

Distance **1.61km**



**126 SEVEN CREEKS DRIVE KIALLA VIC 3631**

Sold Price <sup>RS</sup> **\$285,000** <sup>UN</sup> Sold Date **09-May-24**

- - -

Distance **1.97km**

RS = Recent sale      UN = Undisclosed Sale

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