



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**39 Whitton Avenue,
KIALLA 3631**

4 beds 2 baths 2 parking

Indicative selling price

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

Range \$430,000 - \$450,000

Median sale price

Median for **KIALLA** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$444,000

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 the most comparable to the property for sale.

24 Whitton Avenue, Kialla 3631	Price \$510,000 Sold 11 November 2019
37 Wendouree Drive, Kialla 3631	Price \$460,000 Sold 28 May 2019
47 Whitton Avenue, Kialla 3631	Price \$380,000 Sold 28 November 2019

This Statement of Information was prepared on 29th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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