

# 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 or  
locality and postcode

44 Taig Avenue, Kialla 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

\$ 365,000

or range between

\$

&

\$

### Median sale price

Median price

\$ 449,500

Property type

House

Suburb

Kialla 3631

Period - From

Oct 31<sup>th</sup> 2018

to

Oct 31<sup>th</sup> 2019

Source

[www.Realestate.com.au](http://www.Realestate.com.au)

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

20 Streeton Drive, Shepparton	\$ 365,000	11 Aug 2019
3 Sunrise Court, Shepparton	\$ 375,000	10 April 2019
42 Oxbow Ave, Shepparton	\$ 365,000	14 Dec 2018

This Statement of Information was prepared on: 07/11/2019