



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 3 Narran Court, KIALLA 3631

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$475,000 - \$500,000

Median sale price

Median **House** for **KIALLA** for period **Aug 2019 - Aug 2019**

Sourced from **RP Data**.

\$425,000

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.

| | |
|---|---|
| 1 Dartmouth Court, Kialla 3631 | Price \$495,000 Sold 11 April 2019 |
| 3 Mundie Court, Kialla 3631 | Price \$495,000 Sold 15 February 2019 |
| 59 Sanctuary Drive, Kialla 3631 | Price \$480,000 Sold 12 November 2019 |

This Statement of Information was prepared on 4th Dec 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 RP Data.

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