

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 61 Arcadia Downs Drive, KIALLA 3631

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$495,000**

### Median sale price

Median **House** for **KIALLA** for period **Nov 2016 - Dec 2017**  
Sourced from **Pricefinder**.

**\$411,000**

### 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.

**18 Arcadia Downs Drive,**  
KIALLA 3631

Price **\$450,000** Sold 04  
November 2016

**17 Arcadia Downs Drive,**  
KIALLA 3631

Price **\$568,000** Sold 25 July  
2016

**23 Teasdale Crescent,**  
KIALLA 3631

Price **\$620,000** Sold 28  
November 2016

### 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.

House

3 beds

2 baths

2 parking

### Contact agents



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