

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Ernest Road Kalorama VIC 3766

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Kalorama

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1276 Mt Dandenong Tourist Road Kalorama VIC 3766	\$730,000	24-Jan-21
3 Fern Glen Avenue Mount Dandenong VIC 3767	\$700,000	08-Dec-20
1 Childs Road Kalorama VIC 3766	\$710,000	29-Oct-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2021



1276 Mt Dandenong Tourist Road
Kalorama VIC 3766

3 1 2

Sold Price **\$730,000** Sold Date **24-Jan-21**

Distance **1.27km**



3 Fern Glen Avenue Mount
Dandenong VIC 3767

3 1 2

Sold Price **\$700,000** Sold Date **08-Dec-20**

Distance **1.42km**



1 Childs Road Kalorama VIC 3766

3 2 2

Sold Price **\$710,000** Sold Date **29-Oct-20**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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