

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

27 Grantulla Road Kallista VIC 3791

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

\$1,360,000

&

\$1,496,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Kallista

Period-from

01 Oct 2019

to

30 Sep 2020

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

82 Ridge Road Kallista VIC 3791	\$1,380,000	06-Jul-20
464 Mt Dandenong Tourist Road Olinda VIC 3788	\$1,420,000	12-Nov-19
86 Ridge Road Kallista VIC 3791	\$1,525,000	19-Jun-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: 28 October 2020



82 Ridge Road Kallista VIC 3791

Sold Price

\$1,380,000

Sold Date

06-Jul-20

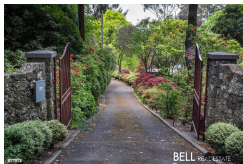
4

3

3

Distance

3.53km



464 Mt Dandenong Tourist Road
Olinda VIC 3788

Sold Price

\$1,420,000

Sold Date

12-Nov-19

3

2

4

Distance

3.63km

Notes from your agent

Architectural residence on amazing gardens. No views main road, location.



86 Ridge Road Kallista VIC 3791

Sold Price

\$1,525,000

Sold Date

19-Jun-20

5

2

2

Distance

3.79km

Notes from your agent

1990s brick residence on small acreage, needing some renovation. Views over Cardinia Dam.

RS = Recent sale UN = Undisclosed Sale

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