

30m

12.5m

375 sqm  
APPROX

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**6 Naroon drive,  
KALKALLO 3064**

ONE GROUP  
Vacant Land

### Indicative selling price

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

**Range \$250,000 - \$270,000**

### Median sale price

Median **Vacant Land** for **KALKALLO** for period **Jan 2019 - Jul 2019**

Sourced from **Pricefinder**.

**\$287,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Dodson way,**  
Kalkallo 3064

Price **\$276,000** Sold 05 May  
2019

**24 Euclid Road,**  
Kalkallo 3064

Price **\$280,000** Sold 27 June  
2019

**14 Frankel Road,**  
Kalkallo 3064

Price **\$284,000** Sold 24 May  
2019

This Statement of Information was prepared on 14th Oct 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 Pricefinder.

### One Group Realty

138 Epping Road,  
Epping VIC 3076

### Contact agents



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ONE GROUP realty