

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

8 Ricketts Court, Kalorama VIC 3766

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$853,050

Property type

House

Suburb

Kalorama

Period - From

10/08/2021

to

09/08/2022

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1) 54 Ridge Rd, MOUNT DANDENONG 3767	\$790,000	30/04/2022
2) 7 Jasper Rd, KALORAMA 3766	\$757,000	12/05/2022
3) 11 ROSEMONT Cr, KALORAMA 3766	\$748,000	24/05/2022

This Statement of Information was prepared on: 12/09/2022