

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

23-25 Barbers 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

\$1,350,000

&

\$1,455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Kalorama

Period-from

01 Dec 2020

to

30 Nov 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

27-29 Falls Road Kalorama VIC 3766	\$1,491,000	10-Apr-21
216 Basin-Olinda Road Sassafras VIC 3787	\$1,300,000	05-Mar-21

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: 07 December 2021



27-29 Falls Road Kalorama VIC 3766

5 2 2

Sold Price

\$1,491,000

Sold Date

10-Apr-21

Distance

0.61km



216 Basin-Olinda Road Sassafras VIC 3787

4 3 3

Sold Price

\$1,300,000

Sold Date

05-Mar-21

Distance

4.65km

RS = Recent sale

UN = Undisclosed Sale

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