

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

30 Margot Circuit Kalkallo VIC 3064

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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Jul 2020

to

30 Jun 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

32 Oodgeroo Road Kalkallo VIC 3064	\$311,000	24-Feb-21
34 Oodgeroo Road Kalkallo VIC 3064	\$338,000	04-Feb-21
17 Bookham Circuit Kalkallo VIC 3064	\$315,000	14-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 July 2021



32 Oodgeroo Road Kalkallo VIC 3064

Sold Price

\$311,000

Sold Date

24-Feb-21

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  -
  -

Distance

0.16km



34 Oodgeroo Road Kalkallo VIC 3064

Sold Price

\$338,000

Sold Date

04-Feb-21

 -
  -
  -

Distance

0.16km



17 Bookham Circuit Kalkallo VIC 3064

Sold Price

\$315,000

Sold Date

14-Mar-21

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  -
  -

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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