# 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

39 Cromarty Crescent, Kalkallo Vic 3064

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$280,000		&		\$308,000			
Median sale p	rice							
Median price	\$292,000	Pro	operty Type	Vac	ant land		Suburb	Kalkallo
Period - From	12/04/2020	to	11/04/2021		Sc	ource	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	13 Carex Dr KALKALLO 3064	\$300,000	23/03/2021
2	32 Station Pde DONNYBROOK 3064	\$295,000	11/01/2021
3	13 Claude St KALKALLO 3064	\$286,000	15/12/2020

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 six months.

This Statement of Information was prepared on:

12/04/2021 15:08



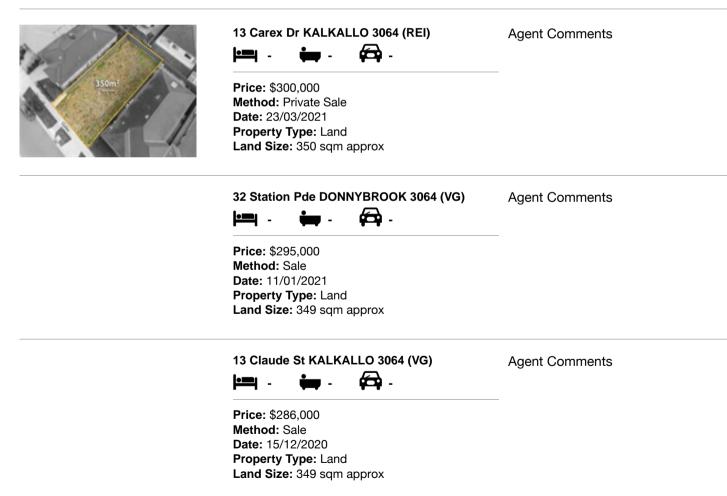






Property Type: Land Land Size: 350 sqm approx Agent Comments Indicative Selling Price \$280,000 - \$308,000 Median Land Price 12/04/2020 - 11/04/2021: \$292,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.