

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 consumer.vic.gov.au/underquoting

Range between \$280,000 & \$308,000

Median sale price

Median price \$292,000 Property Type Vacant land Suburb Kalkallo

Period - From 12/04/2020 to 11/04/2021 Source 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.

	Address 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



13 Carex Dr KALKALLO 3064 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 23/03/2021
Property Type: Land
Land Size: 350 sqm approx

32 Station Pde DONNYBROOK 3064 (VG)

Agent Comments



Price: \$295,000
Method: Sale
Date: 11/01/2021
Property Type: Land
Land Size: 349 sqm approx

13 Claude St KALKALLO 3064 (VG)

Agent Comments



Price: \$286,000
Method: Sale
Date: 15/12/2020
Property Type: Land
Land Size: 349 sqm approx