

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

3 Panorama 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

House

Suburb

Kalorama

Period-from

01 May 2020

to

30 Apr 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

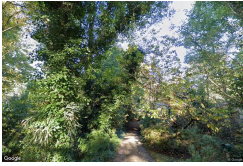
Date of sale

3 Craig Avenue Mount Dandenong VIC 3767	\$720,000	12-Feb-21
1276 Mt Dandenong Tourist Road Kalorama VIC 3766	\$730,000	24-Jan-21
3 Fern Glen Avenue Mount Dandenong VIC 3767	\$700,000	08-Dec-20

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: 21 May 2021



3 Craig Avenue Mount Dandenong VIC 3767

3

-

2

Sold Price

\$720,000

Sold Date

12-Feb-21

Distance

0.23km



1276 Mt Dandenong Tourist Road Kalorama VIC 3766

3

1

2

Sold Price

\$730,000

Sold Date

24-Jan-21

Distance

0.87km



3 Fern Glen Avenue Mount Dandenong VIC 3767

3

1

2

Sold Price

\$700,000

Sold Date

08-Dec-20

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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