



STATEMENT OF INFORMATION

18 ELBRUS ROAD, KALKALLO, VIC 3064 PREPARED BY AAYUSH SHARMA, ONE GROUP REALTY, PHONE: 0470228722

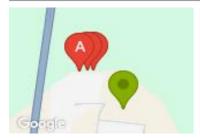


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



3.0m

5m

2

KALKALLO, VIC, 3064

Indicative Selling Price

Suburb Median Sale Price (Vacant Land)

For the meaning of this price see consumer.vic.au/underquoting

\$4,000,000

18 ELBRUS ROAD, KALKALLO, VIC 3064 🛛 🖾 - 🖾 -

\$317,000

Single Price:

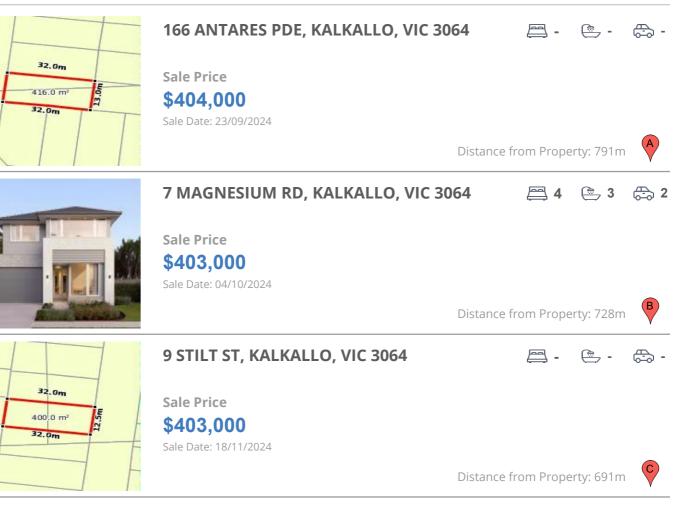
01 January 2024 to 31 December 2024

Provided by: pricefinder

Provided by: Aayush Sharma, One Group Realty

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



This report has been compiled on 31/01/2025 by One Group Realty. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

18 ELBRUS ROAD, KALKALLO, VIC 3064

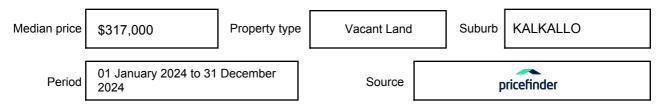
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$4,000,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
166 ANTARES PDE, KALKALLO, VIC 3064	\$404,000	23/09/2024
7 MAGNESIUM RD, KALKALLO, VIC 3064	\$403,000	04/10/2024
9 STILT ST, KALKALLO, VIC 3064	\$403,000	18/11/2024

This Statement of Information was prepared on: 31/

31/01/2025

