

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

14 Erith Lane 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Farm

Suburb

Kalorama

Period-from

01 Feb 2019

to

31 Jan 2020

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

24 Scenic Crescent Kalorama VIC 3766	\$865,000	08-Oct-19
18 Scenic Crescent Kalorama VIC 3766	\$815,000	13-Jan-20
8 Scenic Crescent Kalorama VIC 3766	\$847,000	16-Oct-19

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: 19 February 2020



24 Scenic Crescent Kalorama VIC 3766

 3  1  2

Sold Price

\$865,000

Sold Date

08-Oct-19

Distance

0.78km



18 Scenic Crescent Kalorama VIC 3766

 4  2  1

Sold Price

\$815,000^{UN}

Sold Date

13-Jan-20

Distance

0.91km



8 Scenic Crescent Kalorama VIC 3766

 4  2  2

Sold Price

\$847,000

Sold Date

16-Oct-19

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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