

## 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

29 MCKANE STREET KALKALLO VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Kalkallo

Period-from

01 Jul 2022

to

30 Jun 2023

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

9 BUNTING CRESCENT KALKALLO VIC 3064	\$645,000	29-Jan-23
24 BRUCATO ROAD KALKALLO VIC 3064	\$630,000	05-Apr-23
11 KALENO WAY KALKALLO VIC 3064	\$600,000	11-Jun-23

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: 17 July 2023



**9 BUNTING CRESCENT KALKALLO VIC 3064** Sold Price **\$645,000** Sold Date **29-Jan-23**  
 Distance **0.12km**  
 4 beds 2 bathrooms 2 cars



**24 BRUCATO ROAD KALKALLO VIC 3064** Sold Price **\$630,000** Sold Date **05-Apr-23**  
 Distance **1.54km**  
 4 beds 2 bathrooms 2 cars



**11 KALENO WAY KALKALLO VIC 3064** Sold Price **\$600,000** Sold Date **11-Jun-23**  
 Distance **0.36km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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