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

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 19 Fadaro Street, Kalkallo Vic 3064

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoting	
Single price	\$599,000				
Median sale pı	rice				
Median price	\$528,000	Pro	operty Type Hou	ISE	Suburb Kalkallo
Period - From	01/01/2019	to	31/12/2019	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Mulgrave Blvd KALKALLO 3064	\$655,000	14/11/2019
2	8 Naroon Dr KALKALLO 3064	\$610,000	16/01/2020
3	55 Moxham Dr KALKALLO 3064	\$603,000	23/01/2020

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:

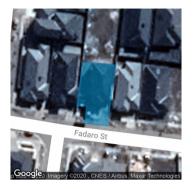
21/03/2020 13:49



19 Fadaro Street, Kalkallo Vic 3064

# Harcourts Rata & Co

Jim Kapotis 0438 018 683 jim.kapotis@harcourts.com.au





**Property Type:** House Agent Comments Brand New Home Indicative Selling Price \$599,000 Median House Price Year ending December 2019: \$528,000

## **Comparable Properties**

2 Mulgrave Blvd KALKALLO 3064 (VG) 1997 - 1997 - 1997 - 1997 -	Agent Comments		
Price: \$655,000			
<b>Method:</b> Sale <b>Date:</b> 14/11/2019			
Property Type: House (Res) Land Size: 503 sqm approx			
 8 Naroon Dr KALKALLO 3064 (REI/VG)	Agent Comments		
i 🚝 4 🗰 2 🏟 2			
Price: \$610,000			
Method: Private Sale			
Date: 16/01/2020			
Property Type: House (Res) Land Size: 422 sqm approx			
 EE Maxham Da KALKALLO 2064 (VC)			
55 Moxham Dr KALKALLO 3064 (VG)	Agent Comments		
•== 4 ••== - ••= -			
Price: \$603,000			
Method: Sale			
Date: 23/01/2020 Property Type: House (Res)			
Land Size: 572 sqm approx			

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.