

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

19 Fadaro Street, Kalkallo Vic 3064

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$528,000

Property Type

House

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.

	Address 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



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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)

Agent Comments

5 - -

Price: \$655,000

Method: Sale

Date: 14/11/2019

Property Type: House (Res)

Land Size: 503 sqm approx

8 Naroon Dr KALKALLO 3064 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000

Method: Private Sale

Date: 16/01/2020

Property Type: House (Res)

Land Size: 422 sqm approx

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