

## 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	18 Owen Street, Kallista Vic 3791
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#### Indicative selling price

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

Range between	\$780,000	&	\$858,000
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#### Median sale price

Median price	\$692,500	House	X	Unit		Suburb	Kallista
Period - From	01/10/2016	to	30/09/2017	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	105 Terrys Av TECOMA 3160	\$855,000	20/06/2017
2	37 Old Main Rd FERNY CREEK 3786	\$855,000	09/09/2017
3	1 Woodlands Av SASSAFRAS 3787	\$792,000	01/06/2017

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.~~