

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

34 BUNTING CRESCENT KALKALLO VIC 3064

Indicative selling price

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

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Kalkallo

Period-from

01 Oct 2022

to

30 Sep 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

24 KELBERG ROAD KALKALLO VIC 3064	\$580,000	03-Aug-23
21 HOLBROOK CRESCENT KALKALLO VIC 3064	\$580,000	15-Jul-23
68 QUILL CIRCUIT KALKALLO VIC 3064	\$605,000	31-Aug-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: 09 October 2023



24 KELBERG ROAD KALKALLO VIC 3064 Sold Price **\$580,000** Sold Date **03-Aug-23**

3 2 2

Distance **0.3km**



21 HOLBROOK CRESCENT KALKALLO VIC 3064 Sold Price Sold Date **15-Jul-23**

3 2 2

Distance **0.5km**



68 QUILL CIRCUIT KALKALLO VIC 3064 Sold Price ^{RS} **\$605,000** Sold Date **31-Aug-23**

3 2 2

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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