

## 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

112 INVERNESS ROAD KALORAMA VIC 3766

### 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

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

Suburb

Kalorama

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 BONZA VIEW KALORAMA VIC 3766	\$725,000	18-Jun-24
14 JEEVES AVENUE KALORAMA VIC 3766	\$790,000	12-Jun-24
6 CRAIG AVENUE MOUNT DANDENONG VIC 3767	\$795,000	30-Apr-24

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: 31 October 2024

**5 BONZA VIEW KALORAMA VIC 3766**

3 1 1

Sold Price **\$725,000** Sold Date **18-Jun-24**Distance **1.26km****14 JEEVES AVENUE KALORAMA VIC 3766**

2 1 2

Sold Price **\$790,000** Sold Date **12-Jun-24**Distance **0.68km****6 CRAIG AVENUE MOUNT DANDENONG VIC 3767**

3 1 2

Sold Price **\$795,000** Sold Date **30-Apr-24**Distance **1.88km**

RS = Recent sale      UN = Undisclosed Sale

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