

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

9 Falls Road, Kalorama Vic 3766

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$712,000

House

X

Unit

Suburb

Kalorama

Period - From 01/01/2017

to

31/12/2017

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	1462 Mount Dandenong Tourist Rd MOUNT DANDENONG 3767	\$975,000	02/01/2018
2	7 Wombat Rd MOUNT DANDENONG 3767	\$971,000	31/10/2017
3	2 Price Rd KALORAMA 3766	\$917,000	14/10/2017

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.

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Rooms:
Property Type: Misc
Improvements Residential (no dwelling)
Land Size: 7053 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2017: \$712,000

Comparable Properties



1462 Mount Dandenong Tourist Rd MOUNT DANDENONG 3767 (REI)

Agent Comments

4 3 -

Price: \$975,000
Method: Private Sale
Date: 02/01/2018
Rooms: 10
Property Type: House
Land Size: 1917 sqm approx



7 Wombat Rd MOUNT DANDENONG 3767 (REI/VG)

Agent Comments

5 2 2

Price: \$971,000
Method: Private Sale
Date: 31/10/2017
Rooms: -
Property Type: House
Land Size: 1993 sqm approx



2 Price Rd KALORAMA 3766 (REI/VG)

Agent Comments

4 4 2

Price: \$917,000
Method: Private Sale
Date: 14/10/2017
Rooms: 20
Property Type: House
Land Size: 3023 sqm approx