

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

12 Naroon Drive, Kalkallo Vic 3064

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$289,000

Property Type

Vacant land

Suburb

Kalkallo

Period - From

17/09/2019

to

16/09/2020

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	27 Naroon Dr KALKALLO 3064	\$302,000	10/06/2020
2	12 Brucato Rd KALKALLO 3064	\$280,000	15/07/2020
3	26 Naroon Dr KALKALLO 3064	\$220,000	01/07/2020

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:

17/09/2020 11:04



Property Type: Land
Land Size: 375 sqm approx
 Agent Comments

Indicative Selling Price
 \$260,000

Median Land Price
 17/09/2019 - 16/09/2020: \$289,000

Comparable Properties

27 Naroon Dr KALKALLO 3064 (VG)

Agent Comments



Price: \$302,000
Method: Sale
Date: 10/06/2020
Property Type: Land
Land Size: 448 sqm approx

12 Brucato Rd KALKALLO 3064 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 15/07/2020
Property Type: Land
Land Size: 349 sqm approx

26 Naroon Dr KALKALLO 3064 (VG)

Agent Comments



Price: \$220,000
Method: Sale
Date: 01/07/2020
Property Type: Land
Land Size: 287 sqm approx