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 | 12 Naroon Drive, Kalkallo Vic 3064 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty 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

| 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 |

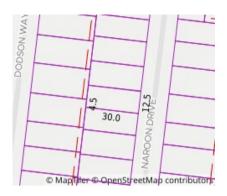
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 |
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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)

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

12 Brucato Rd KALKALLO 3064 (VG)

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

26 Naroon Dr KALKALLO 3064 (VG)

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

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