

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

32 Bookham Circuit, Kalkallo Vic 3064

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$547,450 Property Type House Suburb Kalkallo

Period - From 01/01/2020 to 31/12/2020 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	4 Orange Rd KALKALLO 3064	\$640,000	23/02/2021
2	15 Dodson Way KALKALLO 3064	\$635,000	27/01/2021
3	11 Brucato Rd KALKALLO 3064	\$610,000	25/02/2021

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:

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Property Type: Land
Land Size: 447 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 Year ending December 2020: \$547,450

Comparable Properties



4 Orange Rd KALKALLO 3064 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 23/02/2021
Property Type: House
Land Size: 576 sqm approx



15 Dodson Way KALKALLO 3064 (REI)

Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 27/01/2021
Property Type: House (Res)
Land Size: 448 sqm approx

11 Brucato Rd KALKALLO 3064 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 25/02/2021
Property Type: House (Res)