

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

11 NAGAMBIE ROAD KALKALLO VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,500

Property type

Land

Suburb

Kalkallo

Period-from

01 Sep 2023

to

31 Aug 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

35 YORKVILLE ROAD KALKALLO VIC 3064	\$630,000	21-Dec-23
32 YORKVILLE ROAD KALKALLO VIC 3064	\$630,000	12-Apr-24
35 COLUMBUS ROAD KALKALLO VIC 3064	\$642,000	10-Nov-23

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: 11 September 2024



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**35 YORKVILLE ROAD KALKALLO
VIC 3064**

4 2 2

Sold Price

\$630,000

Sold Date

21-Dec-23

Distance

0.17km



**32 YORKVILLE ROAD KALKALLO
VIC 3064**

4 2 2

Sold Price

Sold Date

12-Apr-24

Distance

0.19km



**35 COLUMBUS ROAD KALKALLO
VIC 3064**

4 2 -

Sold Price

\$642,000

Sold Date

10-Nov-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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