

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

24 Cooney Circuit 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,950

Property type

House

Suburb

Kalkallo

Period-from

01 May 2019

to

30 Apr 2020

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

5 Guava Street Kalkallo VIC 3064	\$635,000	14-Dec-19
69 Moxham Drive Kalkallo VIC 3064	\$635,000	29-Jul-19
3 Carex Drive Kalkallo VIC 3064	\$620,000	24-Aug-19

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: 01 May 2020



5 Guava Street Kalkallo VIC 3064

Sold Price

\$635,000

Sold Date

14-Dec-19

 4  2  2

Distance

0.75km



69 Moxham Drive Kalkallo VIC 3064

Sold Price

Sold Date

29-Jul-19

 4  2  2

Distance

0.85km



3 Carex Drive Kalkallo VIC 3064

Sold Price

\$620,000

Sold Date

24-Aug-19

 4  2  2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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