

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

69 Kelberg 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$279,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Jan 2019

to

31 Dec 2019

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

14 Holbrook Crescent Kalkallo VIC 3064	\$259,000	06-Nov-19
12 Holbrook Crescent Kalkallo VIC 3064	\$265,000	10-Oct-19
17 Whistler Circuit Kalkallo VIC 3064	\$274,000	04-Oct-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.~~

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14 Holbrook Crescent Kalkallo VIC 3064

Sold Price **\$259,000** Sold Date **06-Nov-19**

- - -

Distance **0.71km**

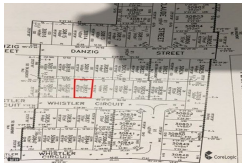


12 Holbrook Crescent Kalkallo VIC 3064

Sold Price **\$265,000** Sold Date **10-Oct-19**

3 2 -

Distance **0.72km**



17 Whistler Circuit Kalkallo VIC 3064

Sold Price **\$274,000** Sold Date **04-Oct-19**

3 2 2

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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