

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

26 TIMES STREET 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

\$629,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,750

Property type

House

Suburb

Kalkallo

Period-from

01 Feb 2023

to

31 Jan 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

30 MARYLAND ROAD KALKALLO VIC 3064	\$644,900	11-Sep-23
28 MARYLAND ROAD KALKALLO VIC 3064	\$644,900	31-Aug-23
6 MARYLAND ROAD KALKALLO VIC 3064	\$620,000	18-Aug-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: 27 February 2024

Nash Uddin
M 0432 794 305
E nash@onegrouprealty.com.au



**30 MARYLAND ROAD KALKALLO
VIC 3064**

4 2 -

Sold Price

\$644,900

Sold Date

11-Sep-23

Distance

0.25km



**28 MARYLAND ROAD KALKALLO
VIC 3064**

4 2 -

Sold Price

Sold Date

31-Aug-23

Distance

0.25km



**6 MARYLAND ROAD KALKALLO
VIC 3064**

4 2 -

Sold Price

\$620,000

Sold Date

18-Aug-23

Distance

0.27km

RS = Recent sale UN = Undisclosed Sale

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