

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

1 BROPHY 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,950

Property type

House

Suburb

Kalkallo

Period-from

01 Jun 2021

to

31 May 2022

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

3 KOEKS VISTA KALKALLO VIC 3064	\$770,000	12-Nov-21
5 COONEY CIRCUIT KALKALLO VIC 3064	\$714,000	08-Jun-22
97 ERROL BOULEVARD MICKLEHAM VIC 3064	\$980,000	10-Mar-22

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: 12 June 2022


3 KOEKS VISTA KALKALLO VIC 3064

4 3 2

Sold Price

\$770,000

Sold Date

12-Nov-21

Distance

0.44km

5 COONEY CIRCUIT KALKALLO VIC 3064

4 3 2

Sold Price

^{RS} **\$714,000**

Sold Date

08-Jun-22

Distance

1.09km

97 ERROL BOULEVARD MICKLEHAM VIC 3064

4 3 2

Sold Price

\$980,000

Sold Date

10-Mar-22

Distance

4.59km

95 ERROL BOULEVARD MICKLEHAM VIC 3064

4 3 2

Sold Price

\$835,000

Sold Date

21-Feb-22

Distance

4.59km

RS = Recent sale

UN = Undisclosed Sale

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