

COMPARATIVE MARKET ANALYSIS

STATEMENT OF INFORMATION

66 RAILWAY PARADE, KALKALLO, VIC 3064

PREPARED BY MANISH SHARMA, BOMBAY REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



66 RAILWAY PARADE, KALKALLO, VIC

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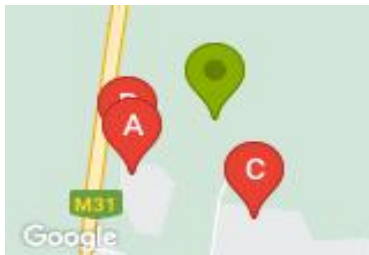
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$ 660,000 to \$ 680,000

Provided by: Manish Sharma, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (House)

\$650,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 SAGITTARII RD, KALKALLO, VIC 3064

 4  2  2

Sale Price

***\$675,000**

Sale Date: 18/04/2023

Distance from Property: 676m



39 EDGEDELL AVE, KALKALLO, VIC 3064

 4  2  2

Sale Price

\$657,000

Sale Date: 26/04/2023

Distance from Property: 628m



4 AJAX RD, KALKALLO, VIC 3064

 4  2  2

Sale Price

***\$667,500**

Sale Date: 05/07/2023

Distance from Property: 755m



This report has been compiled on 01/08/2023 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

66 RAILWAY PARADE, KALKALLO, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$ 660,000 to \$ 680,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

KALKALLO

Period

01 July 2022 to 30 June 2023

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

16 SAGITTARII RD, KALKALLO, VIC 3064	*\$675,000	18/04/2023
39 EDGEDELL AVE, KALKALLO, VIC 3064	\$657,000	26/04/2023
4 AJAX RD, KALKALLO, VIC 3064	*\$667,500	05/07/2023

This Statement of Information was prepared on:

01/08/2023