

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Lot 37115 306 Dwyer Street Kalkallo, 3064
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Indicative selling price

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

Range between	\$365,000 & \$385,000
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Median sale price

Median price	\$297,000	Property Type	VACANT LAND	Suburb	KALKALLO
Period - From	01-Jan-2024	to	23-Sep-2024	Source	Price Finder

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
1	Lot 37127, Knockturn Road, Kalkallo, VIC 3064	\$349,000	09-May-2024
2	Lot 32323, Tungsten Drive, Kalkallo, VIC 3064	\$308,000	27-Jun-2024
3	49 Sequoia Drive, Kalkallo, VIC 3064	\$308,000	NOT PROVIDED

This statement of information was prepared on 29-Sep-2024 at 7:52:27 PM AEST