



STATEMENT OF INFORMATION

7 SCENIC CRESCENT, KALORAMA

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

7 Scenic Crescent Kalorama VIC 3766

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Kalorama

Period-from

01 Mar 2019

to

29 Feb 2020

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

466 Sheffield Road Montrose VIC 3765	\$599,999	05-Jul-19
4 Warwick Road Kalorama VIC 3766	\$633,000	09-Apr-19
218 Swansea Road Mount Evelyn VIC 3796	\$640,000	22-Jan-20

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: 05 March 2020



466 Sheffield Road Montrose VIC 3765

3 2 2

Sold Price

\$599,999

Sold Date

05-Jul-19

Distance

2.11km



4 Warwick Road Kalorama VIC 3766

2 1 1

Sold Price

\$633,000

Sold Date

09-Apr-19

Distance

2.4km



218 Swansea Road Mount Evelyn VIC 3796

3 1 2

Sold Price

^{RS} **\$640,000**

Sold Date

22-Jan-20

Distance

2.93km



50 Hereford Road Mount Evelyn VIC 3796

3 2 2

Sold Price

\$611,500

Sold Date

29-Nov-19

Distance

3.48km

RS = Recent sale

UN = Undisclosed Sale

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