

## 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

6 Litoria Way Kalkallo VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$539,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,900

Property type

House

Suburb

Kalkallo

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

41 Icarus Drive Kalkallo VIC 3064	\$550,000	24-Oct-19
10 Dianella Avenue Kalkallo VIC 3064	\$545,000	28-Nov-19

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: 19 March 2020

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**41 Icarus Drive Kalkallo VIC 3064**

Sold Price

**\$550,000**

Sold Date

**24-Oct-19**



3



2



-

Distance

**0.15km**



**10 Dianella Avenue Kalkallo VIC 3064**

Sold Price

**\$545,000**

Sold Date

**28-Nov-19**



3



2



2

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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