Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

9 Callus Street Killara VIC 3691

Indicative selling price

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

Single Price	\$735,000	or range between	&	
	1		4	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$512,000	Property type		House		Suburb	Killara
Period-from	01 Feb 2021	01 Feb 2021 to 31 Jan 2022 Source		Corelogic			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
20 Callus Street Killara VIC 3691	\$680,000	19-Oct-21	
48 Riverside Boulevard Killara VIC 3691	\$700,000	03-Dec-21	
29 Woodbridge Street Killara VIC 3691	\$690,000	23-Sep-21	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

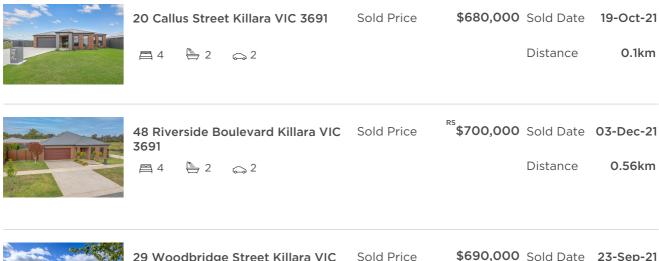
This Statement of Information was prepared on: 02 February 2022



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E joan@naldrettrealestate.com



29 Woodbridge Street Killara VIC 3691			Sold Price	\$690,000	Sold Date	23-Sep-21
圔 4	2	ça 2			Distance	0.18km

RS = Recent sale UN = Undisclosed Sale

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