

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	1 Belford Road, Kallista Vic 3791
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$750,000	Hou	ıse X	Unit		Suburb or locality	Kallista
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

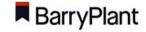
Ad	dress of comparable property	Price	Date of sale
1	7a Victoria Gr FERNY CREEK 3786	\$1,300,000	25/10/2017
2	4 Ridge Rd KALLISTA 3791	\$1,250,000	14/05/2018
3	526-528 Monbulk Rd MONBULK 3793	\$1,200,000	06/11/2017

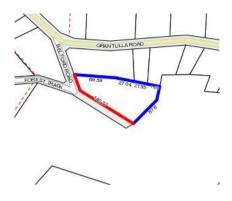
OR

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 eighteen months.











Property Type: House (Previously

Occupied - Detached) Land Size: 7090 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2018: \$750,000

Comparable Properties



7a Victoria Gr FERNY CREEK 3786 (REI/VG)



Price: \$1,300,000 Method: Private Sale Date: 25/10/2017

Rooms: 7

Property Type: House Land Size: 4938 sqm approx

4 Ridge Rd KALLISTA 3791 (REI)





Price: \$1,250,000 Method: Private Sale Date: 14/05/2018

Rooms: 7

Property Type: House

Agent Comments

Agent Comments



526-528 Monbulk Rd MONBULK 3793 (REI)

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Price: \$1,200,000 Method: Private Sale Date: 06/11/2017

Rooms: 9

Property Type: House Land Size: 4451 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522





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