

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 or
locality and postcode

1 Belford Road, Kallista Vic 3791

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

House

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.

	Address 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.



Rooms:

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)

Agent Comments



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)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 14/05/2018

Rooms: 7

Property Type: House



526-528 Monbulk Rd MONBULK 3793 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 06/11/2017

Rooms: 9

Property Type: House

Land Size: 4451 sqm approx