

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

1140-142 Mount Dandenong Tourist Road, Kalorama Vic 3766

Indicative selling price

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

Range between \$1,150,000 & \$1,230,000

Median sale price

Median price \$926,000 Property Type House Suburb Kalorama

Period - From 11/01/2022 to 10/01/2023 Source REIV

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 six 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	1 Tosari Rd KALORAMA 3766	\$1,200,000	04/10/2022
2			
3			

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 six months.

This Statement of Information was prepared on: 11/01/2023 16:21



Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,230,000

Median House Price

11/01/2022 - 10/01/2023: \$926,000

Comparable Properties



1 Tosari Rd KALORAMA 3766 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 04/10/2022

Property Type: House

Land Size: 3449 sqm approx

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 six months.