

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Dalmonte Grove Kallista VIC 3791

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,750

*House

X

*Unit

Suburb

Kallista

Period-from

01 Sep 2018

to

31 Aug 2019

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

1 Lamont Avenue The Patch VIC 3792	\$720,000	22-Jul-19
227-229 Olinda-Monbulk Road Monbulk VIC 3793	\$738,000	28-Mar-19
151 Olinda-Monbulk Road Olinda VIC 3788	\$740,000	26-Mar-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: 10 September 2019

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1 Lamont Avenue The Patch VIC 3792

3 2 9

Sold Price

RS

\$720,000

Sold Date

22-Jul-19

Distance

0.43km

**227-229 Olinda-Monbulk Road
Monbulk VIC 3793**

3 2 2

Sold Price

\$738,000

Sold Date

28-Mar-19

Distance

1.59km

**151 Olinda-Monbulk Road Olinda
VIC 3788**

2 2 3

Sold Price

\$740,000

Sold Date

26-Mar-19

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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