

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

88 BELLS AVENUE KALKALLO VIC 3064

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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Kalkallo

Period-from

01 Jan 2022

to

31 Dec 2022

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

10 CONEBUSH STREET KALKALLO VIC 3064	\$640,000	21-Jan-23
12 FITZPATRICK CIRCUIT KALKALLO VIC 3064	\$655,000	20-Jan-23
46 OODGEROO ROAD KALKALLO VIC 3064	\$642,000	25-Oct-22

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: 30 January 2023


**10 CONEBUSH STREET KALKALLO
VIC 3064**

Sold Price

^{RS} **\$640,000**

Sold Date

21-Jan-23
 4
 2
 2

Distance

1.94km

**12 FITZPATRICK CIRCUIT
KALKALLO VIC 3064**

Sold Price

^{RS} **\$655,000**

Sold Date

20-Jan-23
 4
 2
 2

Distance

0.71km

**46 OODGEROO ROAD KALKALLO
VIC 3064**

Sold Price

^{RS} **\$642,000**

Sold Date

25-Oct-22
 4
 2
 2

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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