

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

7 Icarus Drive, Kalkallo Vic 3064

Indicative selling price

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

Range between \$335,000

&

\$368,500

Median sale price

Median price \$290,000

Property Type Vacant land

Suburb Kalkallo

Period - From 09/10/2019

to

08/10/2020

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	24 Arcturus Dr KALKALLO 3064	\$335,000	27/07/2020
2	84 Bells Av KALKALLO 3064	\$320,000	01/07/2020
3	27 Naroon Dr KALKALLO 3064	\$302,000	10/06/2020

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:

09/10/2020 10:59



Property Type: Land
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$335,000 - \$368,500
Median Land Price
09/10/2019 - 08/10/2020: \$290,000

Comparable Properties

24 Arcturus Dr KALKALLO 3064 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 27/07/2020
Property Type: Land
Land Size: 512 sqm approx

84 Bells Av KALKALLO 3064 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 01/07/2020
Property Type: Land
Land Size: 504 sqm approx

27 Naroon Dr KALKALLO 3064 (VG)

Agent Comments



Price: \$302,000
Method: Sale
Date: 10/06/2020
Property Type: Land
Land Size: 448 sqm approx