

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

14 Bittersweet Drive, Kalkallo VIC 3064

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$640,000

Property Type House

Suburb Kalkallo

Period - From 29/07/2024

to 28/01/2025

Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
48 Cromarty Crescent Kalkallo VIC	\$710,000	25/10/2024
5 Fadaro Street Kalkallo VIC	\$715,000	24/10/2024

This Statement of Information was prepared on:

29/01/2025