

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

23 HOLBROOK CRESCENT 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

\$649,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Kalkallo

Period-from

01 Apr 2021

to

31 Mar 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

19 HOLBROOK CRESCENT KALKALLO VIC 3064	\$615,000	22-Oct-21
21 CLAUDE STREET KALKALLO VIC 3064	\$647,000	01-Apr-21
4 FRANKEL ROAD KALKALLO VIC 3064	\$639,900	11-Sep-21

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: 04 April 2022



**19 HOLBROOK CRESCENT
KALKALLO VIC 3064**

 3  2  2

Sold Price

\$615,000

Sold Date

22-Oct-21

Distance

0.03km



**21 CLAUDE STREET KALKALLO VIC
3064**

 4  2  2

Sold Price

\$647,000

Sold Date

01-Apr-21

Distance

0.28km



**4 FRANKEL ROAD KALKALLO VIC
3064**

 4  2  2

Sold Price

\$639,900

Sold Date

11-Sep-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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