

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

13 Brucato Road 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$284,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Apr 2019

to

31 Mar 2020

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

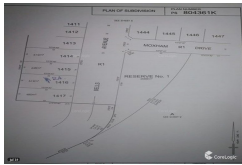
Date of sale

70 Bells Avenue Kalkallo VIC 3064	\$355,000	11-Dec-19
53 Roscoe Avenue Kalkallo VIC 3064	\$335,000	03-Dec-19
11 Prestige Drive Kalkallo VIC 3064	\$327,000	05-Mar-20

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 April 2020



70 Bells Avenue Kalkallo VIC 3064 Sold Price **\$355,000** Sold Date **11-Dec-19**

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Distance **1.79km**



53 Roscoe Avenue Kalkallo VIC 3064 Sold Price **\$335,000** Sold Date **03-Dec-19**

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Distance **0.8km**



11 Prestige Drive Kalkallo VIC 3064 Sold Price **\$327,000** Sold Date **05-Mar-20**

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Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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