

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 MARGARET COURT KALIMNA VIC 3909

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,500

Property type

House

Suburb

Kalimna

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

26 ABALONE AVENUE LAKES ENTRANCE VIC 3909	\$655,000	21-Dec-23
10 LEURIMAH COURT KALIMNA VIC 3909	\$775,000	11-Jan-24
81 ALBATROSS ROAD KALIMNA VIC 3909	\$690,000	19-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 November 2024



**26 ABALONE AVENUE LAKES  
ENTRANCE VIC 3909**

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Sold Price **\$655,000** Sold Date **21-Dec-23**

Distance **2.27km**



**10 LEURIMAH COURT KALIMNA  
VIC 3909**

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Sold Price **\$775,000** Sold Date **11-Jan-24**

Distance **0.19km**



**81 ALBATROSS ROAD KALIMNA  
VIC 3909**

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Sold Price **\$690,000** Sold Date **19-Oct-23**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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