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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Klandy Drive 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

*House

X

*Unit

Suburb

Kalkallo

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

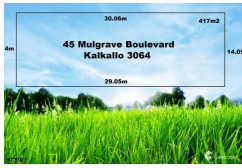
45 Mulgrave Boulevard Kalkallo VIC 3064	\$550,000	22-Dec-17
7 Guava Street Kalkallo VIC 3064	\$605,000	25-Apr-18
16 Fitzpatrick Circuit Kalkallo VIC 3064	\$590,000	17-Mar-18

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.~~

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45 Mulgrave Boulevard Kalkallo VIC 3064 Sold Price **\$550,000** Sold Date **22-Dec-17**

 4  2  2

Distance **0.47km**



7 Guava Street Kalkallo VIC 3064 Sold Price **\$605,000** Sold Date **25-Apr-18**

 4  2  2

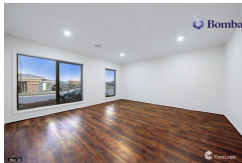
Distance **0.57km**



16 Fitzpatrick Circuit Kalkallo VIC 3064 Sold Price **\$590,000** Sold Date **17-Mar-18**

 4  2  2

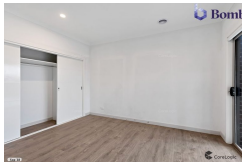
Distance **1.12km**



17 Cooney Circuit Kalkallo VIC 3064 Sold Price **\$615,000** Sold Date **31-May-18**

 4  2  2

Distance **1.16km**



66 Bunting Crescent Kalkallo VIC 3064 Sold Price **\$596,500** Sold Date **24-Aug-18**

 4  2  2

Distance **1.23km**



16 Bells Avenue Kalkallo VIC 3064 Sold Price **\$605,000** Sold Date **30-Aug-18**

 4  2  2

Distance **1.47km**

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