

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

117 MONBULK ROAD KALLISTA VIC 3791

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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Kallista

Period-from

01 Jan 2022

to

31 Dec 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

174 MONBULK ROAD KALLISTA VIC 3791	\$840,000	04-Aug-22
15 CHRISTIAN GROVE KALLISTA VIC 3791	\$880,000	25-Aug-22
2 LAWRENCE ROAD THE PATCH VIC 3792	\$845,000	20-Dec-22

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: 23 January 2023



174 MONBULK ROAD KALLISTA
VIC 3791

Sold Price

\$840,000

Sold Date

04-Aug-22

3

2

1

Distance

0.98km



15 CHRISTIAN GROVE KALLISTA
VIC 3791

Sold Price

\$880,000

Sold Date

25-Aug-22

2

1

2

Distance

1.11km



2 LAWRENCE ROAD THE PATCH
VIC 3792

Sold Price

^{RS}\$845,000

Sold Date

20-Dec-22

3

1

3

Distance

1.96km

RS = Recent sale
UN = Undisclosed Sale

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