

# 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 1 Parvin Place, Kalkallo, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$420,000

&

\$460,000

### Median sale price

Median price

\$305,000

Property Type

House

Suburb

Kalkallo (3064)

Period - From

01/10/2023

to

30/09/2024

Source

PRICEFINDER

### Comparable property sales

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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
165 ANTARES PARADE, KALKALLO VIC 3064	\$428,000	29/07/2024
15 MAGNESIUM ROAD, KALKALLO VIC 3064	\$428,000	06/09/2024
49 SEQUOIA DRIVE, KALKALLO VIC 3064	\$420,000	12/08/2024

This Statement of Information was prepared on: 13/10/2024