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	64 Barbers Road Kalorama VIC 3766

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	$615,000	&	$676,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$886,000	Property type	House	Suburb	Kalorama
Period-from	01 Oct 2020	to	30 Sep 2021	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
16 Jeeves Avenue Kalorama VIC 3766	$665,000	24-Apr-21
13 Gibbs Road Montrose VIC 3765	$640,000	24-Apr-21
10 Queens Road Silvan VIC 3795	$655,000	15-Jul-21

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.~~

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16 Jeeves Avenue Kalorama VIC 3766

2 1 4

Sold Price **$665,000** Sold Date **24-Apr-21**

Distance **1.09km**

13 Gibbs Road Montrose VIC 3765

3 1 2

Sold Price **$640,000** Sold Date **24-Apr-21**

Distance **2.09km**

10 Queens Road Silvan VIC 3795

2 1 2

Sold Price **$655,000** Sold Date **15-Jul-21**

Distance **3.61km**

RS = Recent sale **UN** = Undisclosed Sale

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