

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

26-28 OLINDA CREEK 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$944,000

Property type

House

Suburb

Kalorama

Period-from

01 May 2022

to

30 Apr 2023

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

1225 MT DANDENONG TOURIST ROAD KALORAMA VIC 3766	-	15-May-23
37 FALLS ROAD KALORAMA VIC 3766	\$1,090,000	21-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 May 2023

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1225 MT DANDENONG TOURIST
ROAD KALORAMA VIC 3766

4 2 8

Sold Price

RS - UN

Sold Date 15-May-23

Distance 0.27km



37 FALLS ROAD KALORAMA VIC
3766

4 2 1

Sold Price

\$1,090,000

Sold Date 21-Dec-22

Distance 1.61km

RS = Recent sale UN = Undisclosed Sale

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