

STATEMENT OF INFORMATION

41-43 FALLS ROAD, KALORAMA, VIC 3766

PREPARED BY ANDREA LAUKART, I-TRAK REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41-43 FALLS ROAD, KALORAMA, VIC 3766  3  3  8

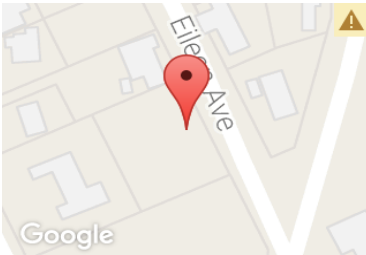
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$1,150,000 to \$1,265,000

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

SUBURB MEDIAN



KALORAMA, VIC, 3766

Suburb Median Sale Price (House)

\$605,000

01 October 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

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

41-43 FALLS ROAD, KALORAMA, VIC 3766

Indicative selling price

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Single Price / Range

\$1,150,000 to \$1,265,000

Median sale price

Median price

\$605,000

House

X

Unit

Suburb

KALORAMA

Period

01 October 2016 to 31 March 2017

Source

 pricefinder

Comparable property sales

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.