

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

2 Rosemont Crescent 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Kalorama

Period-from

01 Feb 2020

to

31 Jan 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

29 Olinda Creek Road Kalorama VIC 3766	\$823,000	15-Feb-21
74 Belvedere Drive Montrose VIC 3765	\$832,000	08-Feb-21
54 Kerr Crescent Montrose VIC 3765	\$860,000	18-Oct-20

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: 24 February 2021



29 Olinda Creek Road Kalorama VIC 3766

3

2

2

Sold Price

RS\$823,000

Sold Date

15-Feb-21

Distance

1.34km



74 Belvedere Drive Montrose VIC 3765

3

1

4

Sold Price

RS\$832,000

Sold Date

08-Feb-21

Distance

1.82km



54 Kerr Crescent Montrose VIC 3765

4

2

6

Sold Price

\$860,000

Sold Date

18-Oct-20

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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