

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

39 MULGRAVE BOULEVARD, KALKALLO, VIC 3064

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 MULGRAVE BOULEVARD, KALKALLO,



-



-



-

Indicative Selling Price

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

Price Range:

500,000 to 550,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (House)

\$562,500

01 July 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



5 MC INERNEY RD, KALKALLO, VIC 3064



4



-



-

Sale Price

\$529,900

Sale Date: 14/08/2017

Distance from Property: 566m



18 MC INERNEY RD, KALKALLO, VIC 3064



-



-



-

Sale Price

\$550,000

Sale Date: 15/08/2017

Distance from Property: 468m



9 MC INERNEY RD, KALKALLO, VIC 3064



4



-



-

Sale Price

\$529,000

Sale Date: 27/09/2017

Distance from Property: 542m



This report has been compiled on 28/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

39 MULGRAVE BOULEVARD, KALKALLO, VIC 3064

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$562,500

House

Unit


Suburb

KALKALLO

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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
5 MC INERNEY RD, KALKALLO, VIC 3064	\$529,900	14/08/2017
18 MC INERNEY RD, KALKALLO, VIC 3064	\$550,000	15/08/2017
9 MC INERNEY RD, KALKALLO, VIC 3064	\$529,000	27/09/2017