

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

9 Hands 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Kalorama

Period-from

01 Mar 2019

to

29 Feb 2020

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

3 Myra Court Kalorama VIC 3766	\$670,000	05-Dec-19
7 Bonza View Kalorama VIC 3766	\$695,000	14-Oct-19
62 Barbers Road Kalorama VIC 3766	\$665,000	17-Dec-19

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: 11 March 2020



3 Myra Court Kalorama VIC 3766

Sold Price

\$670,000

Sold Date

05-Dec-19

4
 2
 1

Distance

1.73km



7 Bonza View Kalorama VIC 3766

Sold Price

\$695,000

Sold Date

14-Oct-19

4
 2
 2

Distance

1.12km



62 Barbers Road Kalorama VIC 3766

Sold Price

^{RS}**\$665,000**

Sold Date

17-Dec-19

4
 3
 4

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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