Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6 HAZEL ROAD KALIMNA VIC 3909

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$470,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$392,500	Prop	erty type		House	Suburb	Kalimna
Period-from	01 Mar 2024	to	28 Feb 2	2025	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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		
2 MARGARET COURT KALIMNA VIC 3909	\$435,000	24-Sep-24		
47 POINT ROAD KALIMNA VIC 3909	\$575,000	06-Mar-24		
60 ALBATROSS ROAD KALIMNA VIC 3909	\$490,000	05-Mar-25		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 March 2025



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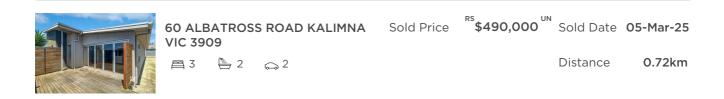


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	2 MARGARET COURT KALIMNA VIC 3909	Sold Price	\$435,000	Sold Date	24-Sep-24
RYKERS Boweboyte	🚍 3 🕒 1 😞 2			Distance	0.37km
1 Con	47 POINT ROAD KALIMNA VIC 3909	Sold Price	\$575,000	Sold Date	06-Mar-24
	🚍 3 🚔 2 🚓 4			Distance	0.47km



RS = Recent sale UN = Undisclosed Sale

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