

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 117 Monbulk Road, Kallista, VIC 3791

Indicative selling price

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

Price Range

\$630,000

&

\$690,000

Median sale price

Median price

\$717,500

Property Type

House

Suburb

Kallista (3791)

Period - From

01/11/2019

to

31/10/2020

Source

pricefinder

Comparable property sales

A

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
26 UPPER COONARA ROAD, OLINDA VIC 3788	\$660,000	06/07/2020
230A MONBULK ROAD, THE PATCH VIC 3792	\$635,000	30/07/2020
12 BEAGLEY STREET, KALLISTA VIC 3791	\$630,000	17/12/2019

This Statement of Information was prepared on: 13/11/2020