



STATEMENT OF INFORMATION

16 METRO AVENUE, KALKALLO, VIC-3064

PREPARED BY ARVIN SINGH, ONE GROUP REALTY, PHONE: 0402713612



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 METRO AVENUE, KALKALLO, VIC

3 2 2

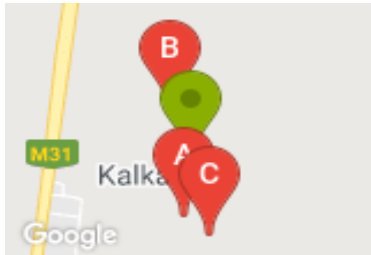
Indicative Selling Price

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

Price Range: \$500,000 to \$515,000

Provided by: Arvin Singh, One Group Realty

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (House)

\$557,450

01 January 2020 to 31 December 2020

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.



47 PASCAL CRES, KALKALLO, VIC 3064

3 2 2

Sale Price

\$500,000

Sale Date: 29/07/2020

Distance from Property: 409m



25 KOEKS VSTA, KALKALLO, VIC 3064

3 2 2

Sale Price

\$524,900

Sale Date: 14/10/2020

Distance from Property: 386m



16 PASCAL CRES, KALKALLO, VIC 3064

3 2 2

Sale Price

\$521,000

Sale Date: 04/10/2020

Distance from Property: 555m



This report has been compiled on 05/03/2021 by One Group Realty. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

16 METRO AVENUE, KALKALLO, VIC 3064

Indicative selling price

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

Price Range: \$500,000 to \$515,000

Median sale price

Median price \$557,450

Property type

House

Suburb

KALKALLO

Period

01 January 2020 to 31 December 2020

Source

 pricfinder

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

Price

Date of sale

47 PASCAL CRES, KALKALLO, VIC 3064	\$500,000	29/07/2020
25 KOEKS VSTA, KALKALLO, VIC 3064	\$524,900	14/10/2020
16 PASCAL CRES, KALKALLO, VIC 3064	\$521,000	04/10/2020

This Statement of Information was prepared

05/03/2021