

## 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

20 Octavia Street Kalkallo VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Kalkallo

Period-from

01 May 2020

to

30 Apr 2021

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

5 Felicity Road Donnybrook VIC 3064	\$640,000	19-May-21
31 Oriel Road Donnybrook VIC 3064	\$660,000	12-May-21
13 Lusco Street Kalkallo VIC 3064	\$662,000	11-May-21

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: 21 May 2021


**5 Felicity Road Donnybrook VIC 3064**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**19-May-21**
 4
  2
  2

Distance

**2.94km**

**31 Oriel Road Donnybrook VIC 3064**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**12-May-21**
 4
  2
  2

Distance

**3.15km**

**13 Lusco Street Kalkallo VIC 3064**

Sold Price

<sup>RS</sup> **\$662,000**

Sold Date

**11-May-21**
 3
  2
  2

Distance

**0.57km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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