

## 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

85 ANTARES PARADE 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Other

Suburb

Kalkallo

Period-from

01 Apr 2021

to

31 Mar 2022

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 FRANKEL ROAD KALKALLO VIC 3064	\$600,000	08-Apr-22
16 FIREWHEEL ROAD KALKALLO VIC 3064	\$540,000	15-Mar-22
26 ZELKOVA STREET KALKALLO VIC 3064	\$539,000	06-Feb-22

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.~~

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**3 FRANKEL ROAD KALKALLO VIC 3064**

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **08-Apr-22**

4 2 2

Distance **0.48km**



**16 FIREWHEEL ROAD KALKALLO VIC 3064**

Sold Price <sup>RS</sup> **\$540,000** Sold Date **15-Mar-22**

3 2 2

Distance **0.26km**



**26 ZELKOVA STREET KALKALLO VIC 3064**

Sold Price <sup>RS</sup> **\$539,000** Sold Date **06-Feb-22**

3 2 1

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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