

## 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

4 BITTERSWEET DRIVE 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

\$385,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$364,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Dec 2021

to

30 Nov 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

12 INKSPELL STREET KALKALLO VIC 3064	\$410,000	07-Sep-22
10 GOODMAN AVENUE KALKALLO VIC 3064	\$450,000	16-Mar-22
13 TROPHIS STREET KALKALLO VIC 3064	\$390,000	15-Sep-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.~~

This Statement of Information was prepared on: 07 December 2022

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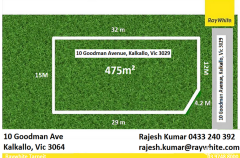


**12 INKSPELL STREET KALKALLO  
VIC 3064**

Sold Price **\$410,000** Sold Date **07-Sep-22**



Distance **0.07km**



**10 GOODMAN AVENUE KALKALLO  
VIC 3064**

Sold Price **\$450,000** Sold Date **16-Mar-22**



Distance **0.71km**



**13 TROPHIS STREET KALKALLO  
VIC 3064**

Sold Price **\$390,000** Sold Date **15-Sep-22**



Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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