

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 10 Ibera Way, Kalkallo, VIC 3064

Indicative selling price

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

Price Range

\$645,000

&

\$699,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Kalkallo (3064)

Period - From

31/07/2022

to

01/06/2023

Source

REA

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

45 CROMARTY CRESCENT, KALKALLO VIC 3064

\$776,000

26/11/2022

2 PARTINGTON STREET, DONNYBROOK VIC 3064

\$780,000

05/06/2023

15 YUCCA ROAD, KALKALLO VIC 3064

\$600,000

25/10/2022

This Statement of Information was prepared on: 27/07/2023