

## 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

12 FASTON ROAD 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,750

Property type

House

Suburb

Kalkallo

Period-from

01 Mar 2023

to

29 Feb 2024

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

2 CROMARTY CRESCENT KALKALLO VIC 3064	\$712,000	08-Sep-22
4 PRONTO DRIVE KALKALLO VIC 3064	\$700,000	20-Sep-23
6 TWEED PLACE KALKALLO VIC 3064	\$680,000	27-Jul-23

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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**2 CROMARTY CRESCENT  
KALKALLO VIC 3064**

4 2 -

Sold Price **\$712,000** Sold Date **08-Sep-22**

Distance **0.31km**



**4 PRONTO DRIVE KALKALLO VIC  
3064**

4 3 2

Sold Price **\$700,000** Sold Date **20-Sep-23**

Distance **0.34km**



**6 TWEED PLACE KALKALLO VIC  
3064**

4 2 2

Sold Price **\$680,000** Sold Date **27-Jul-23**

Distance **0.39km**



**12 MARGOT CIRCUIT KALKALLO  
VIC 3064**

4 2 2

Sold Price Sold Date **10-Jun-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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