

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

13 BOWERY ROAD KALKALLO VIC 3064

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,000

Property type

Land

Suburb

Kalkallo

Period-from

01 Apr 2023

to

31 Mar 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

26 TIMES STREET KALKALLO VIC 3064	\$625,000	28-Feb-24
10 TIMES STREET KALKALLO VIC 3064	\$640,000	16-Feb-24
35 YORKVILLE ROAD KALKALLO VIC 3064	\$630,000	21-Dec-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.~~

This Statement of Information was prepared on: 12 April 2024



26 TIMES STREET KALKALLO VIC 3064

Sold Price

\$625,000

Sold Date

28-Feb-24

 4  2  2

Distance

0.04km



10 TIMES STREET KALKALLO VIC 3064

Sold Price

\$640,000

Sold Date

16-Feb-24

 4  2  2

Distance

0.07km



35 YORKVILLE ROAD KALKALLO VIC 3064

Sold Price

\$630,000

Sold Date

21-Dec-23

 4  2  2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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