

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 CAPRARA STREET 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Kalkallo

Period-from

01 Jul 2022

to

30 Jun 2023

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

4 CREPE ROAD KALKALLO VIC 3064	\$545,000	16-Sep-22
16 FIREWHEEL ROAD KALKALLO VIC 3064	\$540,000	25-Feb-22
21 CAPRARA STREET KALKALLO VIC 3064	\$560,000	19-Jan-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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Goldy Arora
 P 03 8457 8468
 M 0432662889
 E goldy@mannestateagents.com.au



4 CREPE ROAD KALKALLO VIC 3064

3 2 2

Sold Price **\$545,000** Sold Date **16-Sep-22**

Distance **0.15km**



16 FIREWHEEL ROAD KALKALLO VIC 3064

3 2 2

Sold Price **\$540,000** Sold Date **25-Feb-22**

Distance **0.52km**



21 CAPRARA STREET KALKALLO VIC 3064

3 2 2

Sold Price **\$560,000** Sold Date **19-Jan-23**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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