

## 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

155 ANTARES PARADE 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$288,000

Property type

Land

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

8 TUGLOW PLACE KALKALLO VIC 3064	\$434,000	28-Sep-23
14 TOYON ROAD KALKALLO VIC 3064	\$427,000	29-Feb-24
19 BITTERSWEET DRIVE KALKALLO VIC 3064	\$395,000	22-Sep-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: 20 March 2024

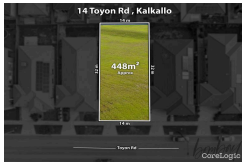


**8 TUGLOW PLACE KALKALLO VIC 3064**

Sold Price **\$434,000** Sold Date **28-Sep-23**



Distance **1.25km**



**14 TOYON ROAD KALKALLO VIC 3064**

Sold Price <sup>RS</sup> **\$427,000** Sold Date **29-Feb-24**



Distance **1.89km**



**19 BITTERSWEET DRIVE KALKALLO VIC 3064**

Sold Price **\$395,000** Sold Date **22-Sep-23**



Distance **1.84km**

RS = Recent sale      UN = Undisclosed Sale

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