

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

17 Litoria Way, Kalkallo Vic 3064

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$645,000 Property Type House Suburb Kalkallo

Period - From 01/11/2022 to 31/10/2023 Source REIV

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 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
1	47 Mulgrave Blvd KALKALLO 3064	\$720,000	02/09/2023
2	7 Conebush St KALKALLO 3064	\$700,000	11/08/2023
3	12 Weymouth Cirt DONNYBROOK 3064	\$700,000	31/05/2023

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 six months.~~

This Statement of Information was prepared on:

01/11/2023 16:43