

## 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

22 ZELKOVA STREET 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Kalkallo

Period-from

01 Dec 2022

to

30 Nov 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

68 QUILL CIRCUIT KALKALLO VIC 3064	\$605,000	20-Aug-23
62 QUILL CIRCUIT KALKALLO VIC 3064	\$605,000	19-Oct-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: 18 December 2023



**68 QUILL CIRCUIT KALKALLO VIC 3064**

Sold Price

**\$605,000**

Sold Date **20-Aug-23**

 3  2  2

Distance **2.1km**



**62 QUILL CIRCUIT KALKALLO VIC 3064**

Sold Price

Sold Date **19-Oct-23**

 3  2  2

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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