

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**PAUL JONES REALTY**

**Property offered for sale**

Address  
Including suburb and  
postcode

32 KALLISTA ROAD  
 SPRINGVALE 3171

**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

\$ 820,000

&

\$ 900,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$ 875,000

\*House

\*Unit

Suburb

SPRINGVALE 3171

Period - From

01/01/2023

to

31/12/2023

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 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	22 ETHEL CRT SPRINGVALE VIC 3171	\$ 920,000	11/11/2023
2	52 HEATHER GROVE SPRINGVALE VIC 3171	\$ 880,000	07/10/2023
3	39 HANLETH AVE SPRINGVALE	\$ 866,000	25/07/2023

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: 3 February 2024