

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

33 EDGEDELL AVENUE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

House

Suburb

Kalkallo

Period-from

01 Jun 2023

to

31 May 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

13 KOEKS VISTA KALKALLO VIC 3064	\$730,000	18-Dec-23
79 KELBERG ROAD KALKALLO VIC 3064	\$705,000	01-Jun-24
10 DODSON WAY KALKALLO VIC 3064	\$718,000	04-May-24

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: 03 June 2024



13 KOEKS VISTA KALKALLO VIC 3064

Sold Price **\$730,000** Sold Date **18-Dec-23**

 4  2  2

Distance **0.41km**



79 KELBERG ROAD KALKALLO VIC 3064

Sold Price ^{RS} **\$705,000** Sold Date **01-Jun-24**

 4  2  2

Distance **1.83km**



10 DODSON WAY KALKALLO VIC 3064

Sold Price ^{RS} **\$718,000** Sold Date **04-May-24**

 4  2  2

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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