

## 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

4 TUCHOLSKY DRIVE 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

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Kalkallo

Period-from

01 Jan 2023

to

31 Dec 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 LAURINA STREET KALKALLO VIC 3064  | \$680,000 | 10-Jan-24 |
| 12 FIREWHEEL ROAD KALKALLO VIC 3064 | \$665,000 | 22-Oct-23 |
| 80 RAILWAY PARADE KALKALLO VIC 3064 | \$684,900 | 26-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 January 2024



**5 LAURINA STREET KALKALLO VIC 3064** Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **10-Jan-24**

 4  2  2

Distance **0.08km**



**12 FIREWHEEL ROAD KALKALLO VIC 3064** Sold Price <sup>RS</sup> **\$665,000** Sold Date **22-Oct-23**

 4  2  2

Distance **0.25km**



**80 RAILWAY PARADE KALKALLO VIC 3064** Sold Price **\$684,900** Sold Date **26-Oct-23**

 4  2  2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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