

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

5 ARGON STREET 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$296,000

Property type

Land

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

21 MAGNESIUM ROAD KALKALLO VIC 3064	\$403,000	05-Jun-24
337 DWYER STREET KALKALLO VIC 3064	\$402,000	13-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: 21 June 2024



**21 MAGNESIUM ROAD KALKALLO
VIC 3064**

 -  -  2

Sold Price

\$403,000

Sold Date

05-Jun-24

Distance

0.17km



**337 DWYER STREET KALKALLO
VIC 3064**

 -  -  -

Sold Price

\$402,000

Sold Date

13-May-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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