

## 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 TIMES 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

\$530,000

&

\$583,000

### 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

7 NOMAD ROAD KALKALLO VIC 3064	\$562,500	11-Apr-24
27 TIMES STREET KALKALLO VIC 3064	\$574,900	14-Feb-24
29 TIMES STREET KALKALLO VIC 3064	\$574,900	06-Feb-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



**7 NOMAD ROAD KALKALLO VIC  
3064**

3 2 2

Sold Price

<sup>RS</sup>

**\$562,500**

Sold Date

**11-Apr-24**

Distance

**0.12km**



**27 TIMES STREET KALKALLO VIC  
3064**

3 2 -

Sold Price

**\$574,900**

Sold Date

**14-Feb-24**

Distance

**0.12km**



**29 TIMES STREET KALKALLO VIC  
3064**

3 2 -

Sold Price

Sold Date

**06-Feb-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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