

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

7 DANZIG 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$296,500

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

Address of comparable property	Price	Date of sale
54 CROMARTY CRESCENT KALKALLO VIC 3064	\$780,000	23-Dec-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: 05 June 2024

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**54 CROMARTY CRESCENT
KALKALLO VIC 3064**

 3  3  2

Sold Price

\$780,000

Sold Date

23-Dec-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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