

## 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

9 MAGNESIUM ROAD 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

\$410,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Other

Suburb

Kalkallo

Period-from

01 May 2023

to

30 Apr 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

10 WINDING STREET KALKALLO VIC 3064	\$420,000	14-Dec-23
4 QUEENSBOROUGH ROAD KALKALLO VIC 3064	\$397,000	22-Nov-23
10 QUEENSBOROUGH ROAD KALKALLO VIC 3064	\$397,000	28-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: 08 May 2024



**10 WINDING STREET KALKALLO  
VIC 3064**

- - -

Sold Price **\$420,000** Sold Date **14-Dec-23**

Distance **0.63km**



**4 QUEENSBOROUGH ROAD  
KALKALLO VIC 3064**

- - -

Sold Price **\$397,000** Sold Date **22-Nov-23**

Distance **1.21km**



**10 QUEENSBOROUGH ROAD  
KALKALLO VIC 3064**

4 2 2

Sold Price

Sold Date **28-Feb-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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