

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 YUCCA ROAD 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,750

Property type

House

Suburb

Kalkallo

Period-from

01 Feb 2023

to

31 Jan 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

15 OHIO STREET KALKALLO VIC 3064	\$625,000	30-Jan-24
28 MARYLAND ROAD KALKALLO VIC 3064	\$644,900	31-Aug-23
15 FLAME ROAD KALKALLO VIC 3064	\$650,000	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: 23 February 2024



15 OHIO STREET KALKALLO VIC 3064

Sold Price

^{RS}

\$625,000

Sold Date

30-Jan-24

 4  2  2

Distance

0.15km



28 MARYLAND ROAD KALKALLO VIC 3064

Sold Price

\$644,900

Sold Date

31-Aug-23

 4  2  -

Distance

0.25km



15 FLAME ROAD KALKALLO VIC 3064

Sold Price

\$650,000

Sold Date

23-Dec-23

 4  2  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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