

## 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  
29 Roscoe Av, Kalkallo Vic 3064

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$320,000

**Median sale price\***

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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 six 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
1	110 Moxham Dr KALKALLO 3064	\$342,500	22/08/2018
2	28 Mulgrave Blvd KALKALLO 3064	\$340,000	19/06/2018
3	55 Pascal Cr KALKALLO 3064	\$320,000	17/05/2018

**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 six months.~~

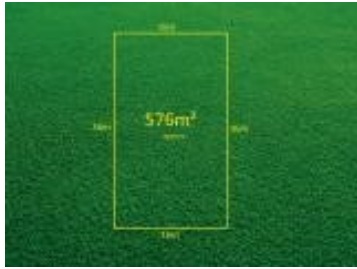
\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 511 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$320,000  
**No median price available**

## Comparable Properties



**110 Moxham Dr KALKALLO 3064 (REI/VG)**

**Agent Comments**



**Price:** \$342,500  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 576 sqm approx



**28 Mulgrave Blvd KALKALLO 3064 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 512 sqm approx

**55 Pascal Cr KALKALLO 3064 (VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Sale  
**Date:** 17/05/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 470 sqm approx