# 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

Single price \$320,000

#### Median sale price\*

Median price	Hous	e	Unit		Suburb	Kalkallo
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.

Add	dress 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.

Account - Jellis Craig | P: 03 94321444

propertydata

#### Generated: 09/11/2018 14:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 29 Roscoe Av, Kalkallo Vic 3064

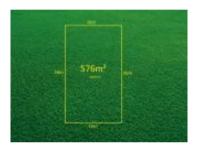




Rooms: Property Type: Land Land Size: 511 sqm approx Agent Comments Jay Kemp 03 9432 1444 0425 812 203 jaykemp@jelliscraig.com.au

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

## **Comparable Properties**



110 Moxham Dr KALKALLO 3064 (REI/VG)



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



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

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