



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 7 Lobb Street, KALKALLO 3064

### Indicative selling price

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

**Range \$300,000 - \$330,000**

### Median sale price

Median **Vacant Land** for **KALKALLO** for period **Jun 2018 - Jul 2019**  
Sourced from **Pricefinder**.

**\$303,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>50 Cromarty Crescent,</b> Kalkallo 3064	Price <b>\$340,000</b> Sold 27 June 2019
<b>3 HOLBROOK CRESCENT,</b> Kalkallo 3064	Price <b>\$350,000</b> Sold 16 July 2019
<b>50 DANZIG STREET,</b> Kalkallo 3064	Price <b>\$340,000</b> Sold 15 August 2019

This Statement of Information was prepared on 19th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### One Group Realty

138 Epping Road,  
Epping VIC 3076

### Contact agents



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**ONE GROUP** realty