

### 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

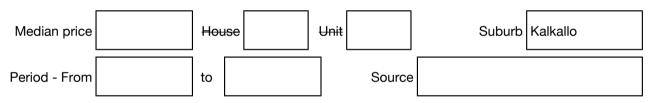
Faston Road, Kalkallo Vic 3064 and ode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000	&	\$594,000
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#### Median sale price\*



#### 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	7 Malcolm St KALKALLO 3064	\$615,000	17/03/2018
2	3 Rockley Rd MICKLEHAM 3064	\$595,000	17/03/2018
3	31 Goldington St MICKLEHAM 3064	\$570,000	17/01/2018

#### 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 - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088

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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.





Rooms: Property Type: Agent Comments Indicative Selling Price \$540,000 - \$594,000 No median price available

## **Comparable Properties**

7 Malcolm St KALKALLO 3064 (REI)



Agent Comments

Agent Comments



3 Rockley Rd MICKLEHAM 3064 (REI)

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Price: \$595,000 Method: Auction Sale Date: 17/03/2018 Rooms: 5 Property Type: House Land Size: 452 sqm approx



31 Goldington St MICKLEHAM 3064 (REI/VG) Agent Comments



Price: \$570,000 Method: Private Sale Date: 17/01/2018 Rooms: 7 Property Type: House Land Size: 350 sqm approx

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