

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

55 Grantulla Road Kallista VIC 3791

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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,750

Property type

House

Suburb

Kallista

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Ridge Road Kallista VIC 3791	\$700,000	15-May-19
1 Lamont Avenue The Patch VIC 3792	\$720,000	15-Jul-19
5 Karen Street Selby VIC 3159	\$745,000	16-May-19

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: 30 October 2019

**7 Ridge Road Kallista VIC 3791**Sold Price **\$700,000** Sold Date **15-May-19**

4 2 2

Distance **0.94km****1 Lamont Avenue The Patch VIC 3792**Sold Price **\$720,000** Sold Date **15-Jul-19**

3 2 9

Distance **1.25km****5 Karen Street Selby VIC 3159**Sold Price **\$745,000** Sold Date **16-May-19**

3 2 3

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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