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	7 FIREWHEEL ROAD KALKALLO VIC 3064

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	$640,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,500	Property type	House	Suburb	Kalkallo
Period-from	01 Jul 2021	to	30 Jun 2022	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
20 BRUCATO ROAD KALKALLO VIC 3064	$650,000	31-Mar-22

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.

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20 BRUCATO ROAD KALKALLO VIC 3064

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Sold Price **$650,000** Sold Date **31-Mar-22**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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