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	3 FADARO STREET 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	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,500	Property type	House	Suburb	Kalkallo
Period-from	01 Aug 2023	to	31 Jul 2024	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
2 FADARO STREET KALKALLO VIC 3064	$682,000	29-Jun-24
79 KELBERG ROAD KALKALLO VIC 3064	$705,000	01-Jun-24
25 PASCAL CRESCENT KALKALLO VIC 3064	$670,000	18-Jul-24

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: 28 August 2024

CONSUMER AFFAIRS VICTORIA

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2 FADARO STREET KALKALLO VIC 3064

4 2 2

Sold Price RS $682,000 Sold Date 29-Jun-24

Distance 0.05km



79 KELBERG ROAD KALKALLO VIC 3064

4 2 2

Sold Price RS $705,000 Sold Date 01-Jun-24

Distance 0.23km



25 PASCAL CRESCENT KALKALLO VIC 3064

4 2 2

Sold Price RS $670,000 Sold Date 18-Jul-24

Distance 0.54km

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

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