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	5 Dunbar Avenue, Kalorama Vic 3766

Indicative selling price

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

Range between $225,000 & $247,500

Median sale price

Median price $340,000 Property Type Vacant land Suburb Kalorama

Period - From 28/11/2023 to 27/11/2024 Source REIV

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		
2		
3		

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.

This Statement of Information was prepared on: 28/11/2024 16:01

5 Dunbar Avenue, Kalorama Vic 3766

FLETCHERS

- -

Property Type: Land
Land Size: 2994 sqm approx

Agent Comments

Indicative Selling Price
$225,000 - $247,500
Median Land Price
28/11/2023 - 27/11/2024: $340,000

Comparable Properties

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.

Account - Fletchers | P: 03 9836 2626

REIV THE DIFFERENCE

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