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<br>Including suburb and postcode | 50 Barbers Road, Kalorama Vic 3766 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $902,500 Property Type House Suburb Kalorama

Period - From 01/04/2023 to 31/03/2024 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 | 4 Wombat Rd MOUNT DANDENONG 3767 | $1,050,000 | 04/05/2024 |
| 2 | 1 Kalorama Tce KALORAMA 3766 | $965,000 | 18/05/2024 |
| 3 | 16 Caroline Cr KALORAMA 3766 | $940,000 | 22/03/2024 |

**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: 13/06/2024 16:13

# 50 Barbers Road, Kalorama Vic 3766

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4 2 6

**Property Type:** House
**Land Size:** 899 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
Year ending March 2024: $902,500

## Comparable Properties



**4 Wombat Rd MOUNT DANDENONG 3767 (REI)**

3 1 2

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 04/05/2024
**Property Type:** House
**Land Size:** 1985 sqm approx

Agent Comments

**1 Kalorama Tce KALORAMA 3766 (REI)**

4 2 1

**Price:** $965,000
**Method:** Auction Sale
**Date:** 18/05/2024
**Property Type:** House (Res)

Agent Comments



**16 Caroline Cr KALORAMA 3766 (REI/VG)**

4 2 2

**Price:** $940,000
**Method:** Private Sale
**Date:** 22/03/2024
**Property Type:** House
**Land Size:** 1023 sqm approx

Agent Comments



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