

Statement of Information  
**Single residential property located within or outside  
the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
including suburb and  
postcode

Lot 20601 Moxham drive, Kalkallo

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$ 370,000.00

or range between

&

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$ 325,000

\*House

\*unit

Suburb  
or locality kalkallo

Period - From 08/08/2017

to 08/02/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
Lot 20221 Cooney Circuit, Kalkallo	\$ 325,000	14-Nov-2017
52 Fitzpatrick Circuit, Kalkallo	\$ 335,000	09-Nov-2017
9 Mckane Street, Kalkallo	\$ 327,000	03-Oct-2017

**OR**

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)



