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	9 Christian Grove Kallista VIC 3791

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	$950,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$940,499	Property type	House	Suburb	Kallista
Period-from	01 Feb 2021	to	31 Jan 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
10 Ash Grove Menzies Creek VIC 3159	$1,050,000	04-Aug-21
1 Peters Road Belgrave VIC 3160	$1,158,000	22-Jul-21
44 Kallista-Emerald Road Kallista VIC 3791	$980,000	28-Apr-21

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: 01 February 2022

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10 Ash Grove Menzies Creek VIC 3159

4 2 2

Sold Price **$1,050,000** Sold Date **04-Aug-21**

Distance **4.22km**



1 Peters Road Belgrave VIC 3160

4 2 2

Sold Price **$1,158,000** Sold Date **22-Jul-21**

Distance **2.77km**



44 Kallista-Emerald Road Kallista VIC 3791

3 3 2

Sold Price **$980,000** Sold Date **28-Apr-21**

Distance **0.52km**

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

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