

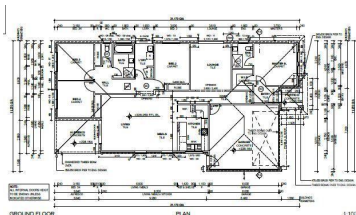
STATEMENT OF INFORMATION

18 DURANT CIRCUIT, KALKALLO, VIC 3064

PREPARED BY ABI REAL ESTATE, 217 HIGH STREET THOMASTOWN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 DURANT CIRCUIT, KALKALLO, VIC

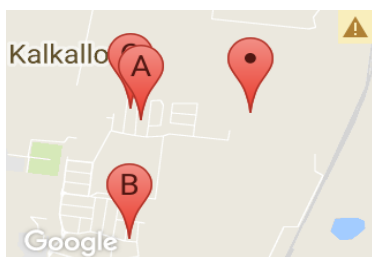
4 bedrooms, 2 bathrooms, 2 cars

Indicative Selling Price

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

Price Range: \$570,000 to \$585,000

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (House)

\$590,000

01 October 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



16 FITZPATRICK CCT, KALKALLO, VIC 3064

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$590,000

Sale Date: 17/03/2018

Distance from Property: 717m



45 MULGRAVE BVD, KALKALLO, VIC 3064

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$550,000

Sale Date: 22/12/2017

Distance from Property: 1.2km



43 FITZPATRICK CCT, KALKALLO, VIC 3064

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$590,000

Sale Date: 09/10/2017

Distance from Property: 784m



This report has been compiled on 23/05/2018 by ABI Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 DURANT CIRCUIT, KALKALLO, VIC 3064

Indicative selling price

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

Price Range:

\$570,000 to \$585,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

KALKALLO

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
16 FITZPATRICK CCT, KALKALLO, VIC 3064	\$590,000	17/03/2018
45 MULGRAVE BVD, KALKALLO, VIC 3064	\$550,000	22/12/2017
43 FITZPATRICK CCT, KALKALLO, VIC 3064	\$590,000	09/10/2017