

STATEMENT OF INFORMATION

7 MAGNESIUM ROAD, KALKALLO, VIC 3064

PREPARED BY VIKAS ANEJA, MELVIC REAL ESTATE, PHONE: 0430271027



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MAGNESIUM ROAD, KALKALLO, VIC







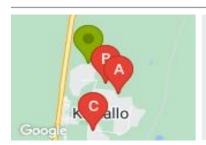
Indicative Selling Price

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

Single Price: \$385,000

Provided by: Vikas Aneja, Melvic Real Estate

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (Other)

01 April 2023 to 31 March 2024

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.



4 QUEENSBOROUGH RD, KALKALLO, VIC 3064 🕮 -







Sale Price

\$397,000

Sale Date: 22/11/2023

Distance from Property: 1.2km





14 ELBRUS RD, KALKALLO, VIC 3064







Sale Price

\$400,000

Sale Date: 01/12/2023

Distance from Property: 731m





14 TOYON RD, KALKALLO, VIC 3064







Sale Price

\$427,000

Sale Date: 07/02/2024

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	7 MAGNESIUM ROAD, KALKALLO, VIC 3064
---	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting			
Single Price:	\$385,000		

Median sale price

Median price		Property type	Other	Suburb	KALKALLO
Period	01 April 2023 to 31 March 2024		Source	p	ricefinder

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
4 QUEENSBOROUGH RD, KALKALLO, VIC 3064	\$397,000	22/11/2023
14 ELBRUS RD, KALKALLO, VIC 3064	\$400,000	01/12/2023
14 TOYON RD, KALKALLO, VIC 3064	\$427,000	07/02/2024

This Statement of Information was prepared on:

22/05/2024

