# STATEMENT OF INFORMATION

123 MITCHELL STREET, KALKALLO, VIC 3064

PREPARED BY ABBY MCCAWLEY, YPA ESTATE AGENTS CRAIGIEBURN

# STATEMENT OF INFORMATION

**Section 47AF of the Estate Agents Act 1980**




## 123 MITCHELL STREET, KALKALLO, VIC

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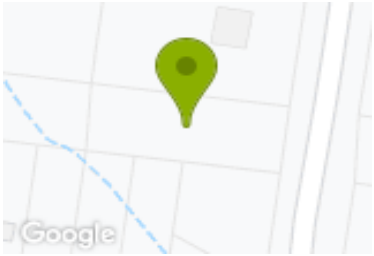
**Indicative Selling Price**

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

**Price Range:** **$600,000 to $660,000**

Provided by: Abby McCawley, YPA Estate Agents Craigieburn

# MEDIAN SALE PRICE




## KALKALLO, VIC, 3064

**Suburb Median Sale Price (Vacant Land)**

**$313,000**

01 October 2020 to 30 September 2021

Provided by: pricefinder

# COMPARABLE PROPERTIES

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 report has been compiled on 13/10/2021 by YPA Estate Agents Craigieburn. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au**

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Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state 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

| | |
|---|---|
| Address<br>Including suburb and postcode | 123 MITCHELL STREET, KALKALLO, VIC 3064 |

## Indicative selling price

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

| | |
|---|---|
| Price Range: | $600,000 to $660,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $313,000 | Property type | House | Suburb | KALKALLO |
| Period | 01 October 2020 to 30 September 2021 | Source | pricefinder | | |

## Comparable property sales

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: 13/10/2021