

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

18 Bells avenue, 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  or range between \$340,000 & \$360,000

### Median sale price

(\*Delete house or unit as applicable)

\$295,000 \*House  \*Unit  Suburb KALKALLO  
Period - From 1<sup>st</sup> October 2018 to 31<sup>st</sup> March 2019 Source Price Finder

### 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 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 |
|--------------------------------|-----------|--------------|
| 74 Bells Ave, Kalkallo         | \$394,000 | 15/12/2018   |
|                                |           |              |
|                                |           |              |