

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

40 Kallista Emerald Road, Kallista Vic 3791

Indicative selling price

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

\$660,000

&

\$725,000

Median sale price

Median price \$647,000

*House

*Unit

Suburb Kallista

Period - From 01/11/2017 to 23/11/2017

Source RPData

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
57 Kallista Emerald Road, The Patch	\$750,000	16/10/2017
34 Kallista Emerald Road, Kallista	\$775,000	11/10/2017
36 Kallista Emerald Road, Kallista	\$690,000	03/08/2017