
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

13 ST JAMES AVENUE, KALLISTA VIC 3791

Indicative selling price

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

Range between

\$600,000

 &

\$649,000

Median sale price

Median price

\$550,000

 House

X

 Suburb

KALLISTA

Period - From

1 MAY 2016

 to

1 MAY 2017

 Source

CoreLogic RP DATA

Comparable property sales

These are the two 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
1. 16 O'Connors Road, The Patch	\$670,000	14 Jan 2017
2. 9 Dalmonte Grove, Kallista	\$695,000	21 Mar 2017

Property data source: CoreLogic RP Data. Generated on 15 May 2017.

Additional information about comparable sales.



Kallista 9 Dalmonte Grove

4 BED 2 BATH 2 CAR

METHOD Private Sale
TYPE House
LAND 1048m2



The Patch 16 O'Connors Road

3 BED 1 BATH 4 CAR

METHOD Private Sale
TYPE House
LAND 2541m2

Property data source: CoreLogic RP Data. Generated on 15 May 2017.