

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Farrington Road, Kalorama Vic 3766

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$875,000 Property Type House Suburb Kalorama

Period - From 01/04/2020 to 31/03/2021 Source REIV

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
1	21 Childs Rd KALORAMA 3766	\$935,000	08/04/2021
2	2a Hands Rd KALORAMA 3766	\$914,000	06/03/2021
3	16 Ridge Rd KALORAMA 3766	\$827,500	04/02/2021

OR

~~**B*** 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:

25/05/2021 10:38



 4  1  3

Rooms: 7
Property Type: House
Land Size: 2155 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2021: \$875,000

Comparable Properties



21 Childs Rd KALORAMA 3766 (REI)

Agent Comments

 4  2  5

Price: \$935,000
Method: Private Sale
Date: 08/04/2021
Property Type: House
Land Size: 4926 sqm approx



2a Hands Rd KALORAMA 3766 (REI/VG)

Agent Comments

 4  2  3

Price: \$914,000
Method: Private Sale
Date: 06/03/2021
Property Type: House
Land Size: 5089 sqm approx



16 Ridge Rd KALORAMA 3766 (REI/VG)

Agent Comments

 3  3  2

Price: \$827,500
Method: Private Sale
Date: 04/02/2021
Property Type: House
Land Size: 1436 sqm approx