



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/18 Callander Road,  
PASCOE VALE 3044**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$590,000**

### Median sale price

Median Unit for **PASCOE VALE** for period **May 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$610,000**

### 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 the most comparable to the property for sale.

**2/7 Main Street,**  
Pascoe Vale 3044

**Price \$625,000** Sold 10  
October 2019

**2/49 Warwick Road,**  
Pascoe Vale 3044

**Price \$590,000** Sold 21  
September 2019

**3/572 Pascoe Vale Road,**  
Pascoe Vale 3044

**Price \$590,000** Sold 27  
October 2019

This Statement of Information was prepared on 21st Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Stockdale & Leggo Glenroy

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Glenroy VIC 3046

#### Contact agents



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**Stockdale  
& Leggo**