



STATEMENT OF INFORMATION

47 PASCAL CRESCENT, KALKALLO, VIC-3064

PREPARED BY SAHIL KAKAR, THE ELET WYNDHAM CITY, PHONE: 0401926466

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 PASCAL CRESCENT, KALKALLO, VIC

 3  2  2

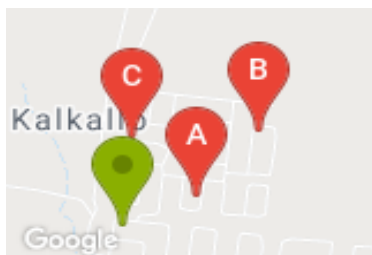
Indicative Selling Price

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

Price Range: \$495,000 to \$520,000

Provided by: Sahil Kakar, THE ELEET WYNDHAM CITY

MEDIAN SALE PRICE



KALKALLO, VIC, 3064

Suburb Median Sale Price (House)

\$550,000

01 April 2019 to 31 March 2020

Provided by: 

COMPARABLE PROPERTIES

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.



21 HOLBROOK CRES, KALKALLO, VIC 3064

 3  2  2

Sale Price

\$480,000

Sale Date: 22/02/2020

Distance from Property: 265m



20 WHISTLER CCT, KALKALLO, VIC 3064

 3  2  2

Sale Price

\$497,000

Sale Date: 28/11/2019

Distance from Property: 561m



6 METRO AVE, KALKALLO, VIC 3064

 4  2  2

Sale Price

***\$502,000**

Sale Date: 19/03/2020

Distance from Property: 320m



This report has been compiled on 08/04/2020 by THE ELEET WYNDHAM CITY. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

47 PASCAL CRESCENT, KALKALLO, VIC 3064

Indicative selling price

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

Price Range:

\$495,000 to \$520,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

KALKALLO

Period

01 April 2019 to 31 March 2020

Source

pricfinder

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

Price

Date of sale

21 HOLBROOK CRES, KALKALLO, VIC 3064	\$480,000	22/02/2020
20 WHISTLER CCT, KALKALLO, VIC 3064	\$497,000	28/11/2019
6 METRO AVE, KALKALLO, VIC 3064	*\$502,000	19/03/2020

This Statement of Information was prepared

08/04/2020