

415m<sup>2</sup>  
approx

25m

28m

Vacant Land

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 27 Cromarty Crescent, KALKALLO 3064

#### Indicative selling price

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

**Range \$260,000 - \$286,000**

#### Median sale price

Median **Vacant Land** for **KALKALLO** for period **Jan 2019 - Jun 2019**

Sourced from **pricefinder**.

**\$290,000**

#### 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.

**7 Octavia Street,**  
Kalkallo 3064

**Price \$290,000** Sold 16 May  
2019

**22 Octavia Street,**  
Kalkallo 3064

**Price \$318,000** Sold 04 June  
2019

**43 Fadaro Drive,**  
Kalkallo 3064

**Price \$260,000** Sold 14 June  
2019

This Statement of Information was prepared on 19th Sep 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.

#### Ray White Epping

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#### Contact agents

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