

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 49 Pascal 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 \$560,000 - \$570,000**

## Median sale price

Median **House** for **KALKALLO** for period **Apr 2019 - Jul 2019**

Sourced from **Price finder**.

**\$522,450**

## 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.

**22 Cromarty Crescent,**  
Kalkallo 3064

**Price \$560,000** Sold 09 July  
2019

**14 Tuxworth Drive,**  
Kalkallo 3064

**Price \$580,000** Sold 31 May  
2019

**11 Pascal Crescent,**  
Kalkallo 3064

**Price \$600,000** Sold 02  
April 2019

This Statement of Information was prepared on 16th 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 Price finder.

House

4 beds

2 baths

2 parking

## Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

## Contact agents



Jessica Kaur

03 9466 3075  
0435 158 564

[jessica.kaur@bombayre.com.au](mailto:jessica.kaur@bombayre.com.au)

