

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 39 Fadaro Drive, KALKALLO 3064

#### Indicative selling price

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

**Single price \$615,000**

#### Median sale price

Median **House** for **KALKALLO** for period **Apr 2019 - Jun 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.

**11 Pascal Crescent,**  
Kalkallo 3064

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

**3 Carex Drive,**  
Kalkallo 3064

**Price \$620,000** Sold 24  
August 2019

**5 Pascal Crescent,**  
Kalkallo 3064

**Price \$582,000** Sold 23  
August 2019

This Statement of Information was prepared on 25th 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

3 baths

2 parking

#### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

#### Contact agents

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