

12.5m

32m

400m²

32m

House

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**42 Cooney Circuit,
KALKALLO 3064**

Indicative selling price

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

Range \$270,000 - \$280,000

Median sale price

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

Sourced from **Pricefinder**.

\$285,000

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.

5 Octavia Street,
Kalkallo 3064

Price **\$292,600** Sold 05
August 2019

24 Euclid Road,
Kalkallo 3064

Price **\$280,000** Sold 27 June
2019

95 Moxham Drive,
Kalkallo 3064

Price **\$255,000** Sold 02 May
2019

This Statement of Information was prepared on 7th 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.

Bombay Real Estate

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WOLLERT VIC 3750

Contact agents

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