

32M

Cloverton Estate

400M²

12.5M

12.5M

ROSCOE AVENUE

41
K:

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**41 Roscoe Avenue,
 KALKALLO 3064**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting**Range \$315,000 - \$325,000**

Median sale price

Median **House** for **KALKALLO** for period **Jul 2018 - Jun 2019**Sourced from **Pricefinder**.**\$301,000**

Comparable property sales

These are the three properties sold within two kilo metres 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.

9 Metro Avenue,
Kalkallo 3064

Price **\$308,000** Sold 03 May
2019

7 Metro Avenue,
Kalkallo 3064

Price **\$306,000** Sold 15
March 2019

5 Octavia Street,
Kalkallo 3064

Price **\$292,600** Sold 04 July
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 Pricefinder.

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