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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

24 Pascal Crescent Kalkallo VIC 3064

 4  2  2

## Indicative Selling Price

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

Single Price \$585,000

## Median Sale Price

\$515,000 Houses in Kalkallo between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**58 Fitzpatrick Circuit Kalkallo VIC 3064**

 4  2  2

Sold Price

**\$565,000**

Sold Date

**25-Sep-18**

Distance

**0.03km**



**11 Pascal Crescent Kalkallo VIC 3064**

 4  2  2

Sold Price

**\$600,000**

Sold Date

**02-Apr-19**

Distance

**0.07km**



**16 Fitzpatrick Circuit Kalkallo VIC 3064**

 4  2  2

Sold Price

**\$590,000**

Sold Date

**17-Mar-18**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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