



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**55 Walshes Road,  
CATANI 3981**

### Indicative selling price

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

**Range \$1,200,000 - \$1,250,000**

### Median sale price

Median for **CATANI** for period **Apr 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$223,000**

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 23rd 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.

### Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,  
Pakenham VIC 3810

### Contact agents



**Mark Woods**  
Stockdale & Leggo

03 5940 2255  
0417 504 583  
[mwoods@stockdaleleggo.com.au](mailto:mwoods@stockdaleleggo.com.au)