



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**22 Fitzpatrick Circuit,  
KALKALLO 3064**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$530,000 - \$550,000**

### Median sale price

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

Sourced from **PriceFinder**.

**\$533,000**

### 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.

**26 Oakley Avenue,**  
Kalkallo 3064

Price **\$515,000** Sold 12 July  
2019

**43 Gundagai Circuit,**  
Kalkallo 3064

Price **\$512,000** Sold 07  
August 2019

**20 Pascal Crescent,**  
Kalkallo 3064

Price **\$586,000** Sold 09  
October 2019

This Statement of Information was prepared on 3rd Dec 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

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



**Sunny Bawa**

0 49 1219 727

[sunny.bawa@bombayre.com.au](mailto:sunny.bawa@bombayre.com.au)