



# STATEMENT OF INFORMATION

Prepared on 05 Mar 2019

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

41 Cannons Creek Road Cannons Creek VIC 3977

4 2 1

## Indicative Selling Price

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

Range between \$600,000 & \$650,000

## Median Sale Price

\$542,500 Houses in Cannons creek between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**54 Cannons Creek Road Cannons Creek VIC 3977**

4 2 2

Sold Price **\$690,000** Sold Date **07-Aug-18**

Distance **0.15km**



**19 Gnoorong Street Warneet VIC 3980**

4 2 4

Sold Price **\$630,000** Sold Date **10-Jul-18**

Distance **1.31km**



**4 Banks Street Warneet VIC 3980**

3 2 2

Sold Price **\$571,000** Sold Date **18-Sep-18**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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**5 Ibis Court Blind Bight VIC 3980** Sold Price **\$620,000** Sold Date **14-Feb-19**

4 2 5

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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