

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Plantation Drive Connemara VIC 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,790,000

&

\$1,890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Connemara

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

87-89 Cashmore Drive Connemara VIC 3227	\$1,855,000	09-Feb-21
20 Fourth Loop Connemara VIC 3227	\$2,095,000	28-Apr-21
43 Fourth Loop Connemara VIC 3227	\$1,700,000	06-May-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 May 2021



87-89 Cashmore Drive Connewarre VIC 3227

 4  3  2

Sold Price

\$1,855,000

Sold Date

09-Feb-21

Distance

0.49km



20 Fourth Loop Connewarre VIC 3227

 3  2  2

Sold Price

^{RS} **\$2,095,000**

Sold Date

28-Apr-21

Distance

0.79km



43 Fourth Loop Connewarre VIC 3227

 4  2  2

Sold Price

^{RS} **\$1,700,000**

Sold Date

06-May-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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