

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 HARDY AVENUE, CANNONS CREEK, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$410,000 to \$429,000

Median sale price

Median price

\$470,000

House

☒

Unit

☐

Suburb

CANNONS CREEK

Period

01 October 2017 to 31 December 2017

Source


pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 MAY ST, CANNONS CREEK, VIC 3977	\$470,000	04/10/2017
45 CANNONS CREEK RD, CANNONS CREEK, VIC 3977	Price Withheld	11/08/2017
21 BLUFF RD, CANNONS CREEK, VIC 3977	\$470,000	16/09/2017