

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 GLENALVA PARADE CANNONS CREEK VIC 3977

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

\$640,000

&

\$699,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Cannons Creek

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

14 CULGOA STREET WARNEET VIC 3980	\$647,500	29-Mar-22
16 WARNEET ROAD BLIND BIGHT VIC 3980	\$747,000	21-Jan-22
24 FISHERMANS DRIVE BLIND BIGHT VIC 3980	\$770,000	13-Mar-22

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 04 July 2022



14 CULGOA STREET WARNEET VIC 3980 Sold Price **\$647,500** Sold Date **29-Mar-22**

3 1 4

Distance -



16 WARNEET ROAD BLIND BIGHT VIC 3980 Sold Price **\$747,000** Sold Date **21-Jan-22**

3 1 2

Distance -



24 FISHERMANS DRIVE BLIND BIGHT VIC 3980 Sold Price **\$770,000** Sold Date **13-Mar-22**

3 1 4

Distance -

RS = Recent sale

UN = Undisclosed Sale

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