

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45 Cannons Creek Road, CANNONS CREEK 3977

### Indicative selling price

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

**Range from \$415,000 -  
\$450,000**

### Median sale price

**Not provided**

### 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 the most comparable to the property for sale.

**4 Mary Street,**  
Cannons Creek 3977

**Price \$565,000** Sold 16 March 2017

**49 Hardys Avenue,**  
Cannons Creek 3977

**Price \$400,000** Sold 17 March 2017

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 six months

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 .

House

 **3 beds**

 **1 baths**

 **2 parking**

### Contact agents

 **Kelley Moldovan**  
Grant's Estate Agents

03 5940 2555  
0400 007040

[kelley.moldovan@grantsea.com.au](mailto:kelley.moldovan@grantsea.com.au)



**Grant's Estate Agents -  
Pakenham Branch Office**

3/51 John St,  
Pakenham VIC 3810