

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 or
locality and postcode

256 Diartnunk Avenue, Cardross Vic 3496

Indicative selling price

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

range between \$649,000

&

\$709,000

Median sale price

Median price

\$348,000

Property type

House

Suburb

Cardross

Period - From

1 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales

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

1 169 Euston Avenue, Irymple Vic 3498	\$640,000	02/10/2020
2 128 Cowra Avenue Extension, Irymple Vic 3498	\$700,000	02/12/2020
3 228 Myall Street, Cardross Vic 3496	\$735,000	04/11/2020

This Statement of Information was prepared on: 13 December 2021