

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

86 Fourteenth Road 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

\$1,607,500

Property type

House

Suburb

Connemara

Period-from

01 Sep 2020

to

31 Aug 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

96-98 Cashmore Drive Connemara VIC 3227	\$1,710,000	27-Jul-21
43 Fourth Loop Connemara VIC 3227	\$1,700,000	06-May-21
20 Fourth Loop Connemara VIC 3227	\$2,095,000	28-Apr-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: 07 September 2021



96-98 Cashmore Drive Connewarre VIC 3227

 4  2  2

Sold Price

^{RS} **\$1,710,000**

Sold Date

27-Jul-21

Distance

0.5km



43 Fourth Loop Connewarre VIC 3227

 4  2  2

Sold Price

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

Sold Date

06-May-21

Distance

1.16km



20 Fourth Loop Connewarre VIC 3227

 3  2  2

Sold Price

\$2,095,000

Sold Date

28-Apr-21

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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