

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

21 BLUFF ROAD, CANNONS CREEK, VIC 3977

Indicative selling price

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

Single Price: \$479,000

Median sale price

Median price

\$850,000

House

X

Unit

Suburb

CANNONS CREEK

Period

01 April 2017 to 30 June 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
51 HARDY AVE, CANNONS CREEK, VIC 3977	*\$425,000	24/03/2017
4 MAY ST, CANNONS CREEK, VIC 3977	\$565,000	16/03/2017
5 PETERS ST, CANNONS CREEK, VIC 3977	\$539,000	13/05/2017

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