



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**561 Pawson Avenue,  
CARDROSS 3496**

### Indicative selling price

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

**Range \$290,000 - \$315,000**

### Median sale price

Median **House** for **CARDROSS** for period **Mar 2018 - Apr 2019**

Sourced from **Homesales**.

**\$306,768**

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

**431 Dairtmunk Avenue,**  
Cardross 3496

Price **\$320,000** Sold 26 April  
2019

**4 Crump Road,**  
Cardross 3496

Price **\$326,000** Sold 04  
December 2018

**197 Mellis Street,**  
Red Cliffs 3496

Price **\$294,000** Sold 04 July  
2018

### Additional Information

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 Homesales.

House



4 beds



2 baths



1 parking

#### Burns & Co

107 Eighth Street,  
Mildura VIC 3500

#### Contact agents



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**Burns & Co**