

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

431 Dairtnunk Avenue, Cardross, VIC

### Indicative selling price

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

range between

\$295,000

&

\$324,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the *Estate Agents Act 1980*.

### 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
197 Mellis Street, Red Cliffs, VIC 3496	\$294,000	25/07/2018
319 Westcliffs Avenue, Cardross, VIC 3496	\$270,000	14/06/2018
80 Azolia Street, Red Cliffs, VIC 3496	\$295,000	02/05/2017

Property data source: RP Data Pty Ltd. Generated on 2 October 2018.