

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Cannons Creek Road Cannons Creek VIC 3977

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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Cannons Creek

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

32 Gentle Annie Drive Blind Bight VIC 3980	\$830,000	07-Jul-21
13 Hann Street Pearcedale VIC 3912	\$907,000	25-Aug-21
20 Walmac Close Tooradin VIC 3980	\$920,000	24-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 October 2021



32 Gentle Annie Drive Blind Bight VIC 3980

 4  2  2

Sold Price

\$830,000

Sold Date

07-Jul-21

Distance

1.6km



13 Hann Street Pearcedale VIC 3912

 4  2  2

Sold Price

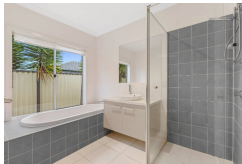
\$907,000

Sold Date

25-Aug-21

Distance

6.78km



20 Walmac Close Tooradin VIC 3980

 4  2  2

Sold Price

\$920,000

Sold Date

24-May-21

Distance

5.7km



12 Padley Street Pearcedale VIC 3912

 4  2  2

Sold Price

\$955,000

Sold Date

22-Sep-21

Distance

6.96km

RS = Recent sale

UN = Undisclosed Sale

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