



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

43 Cannons Creek Road Cannons Creek VIC 3977

3 1 -

Indicative Selling Price

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

Range between \$440,000 & \$484,000

Median Sale Price

\$542,500 Houses in Cannons creek between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



23 Hardy Avenue Cannons Creek VIC 3977

Sold Price **\$450,000** Sold Date **03-Dec-18**

2 2 2

Distance **0.41km**



9 Albatross Close Blind Bight VIC 3980

Sold Price **\$523,000** Sold Date **12-Sep-18**

3 2 2

Distance **2.07km**



19 Channel Crescent Blind Bight VIC 3980

Sold Price **\$541,500** Sold Date **05-Oct-18**

3 1 2

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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