

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

43 FOURTH LOOP CONNEWARRE VIC 3227

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

\$1,890,000

&

\$1,990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,730,000

Property type

House

Suburb

Connewarre

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* 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

20 FOURTH LOOP CONNEWARRE VIC 3227	\$2,095,000	28-Apr-21
10-12 STONE PINE COURT CONNEWARRE VIC 3227	\$3,130,000	14-May-22
76-78 CASHMORE DRIVE CONNEWARRE VIC 3227	\$2,240,000	20-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 October 2022


**20 FOURTH LOOP CONNEWARRE
VIC 3227**

Sold Price

\$2,095,000

Sold Date

28-Apr-21


3



2



2

Distance

0.19km

**10-12 STONE PINE COURT
CONNEWARRE VIC 3227**

Sold Price

^{RS}
\$3,130,000
^{UN}

Sold Date

14-May-22


4



3



2

Distance

1.24km

**76-78 CASHMORE DRIVE
CONNEWARRE VIC 3227**

Sold Price

\$2,240,000

Sold Date

20-Oct-21


4



2



2

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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