

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 or
locality and postcode

7 McNally Road, Cardross Vic 3496

Indicative selling price

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

range between

\$350,000

&

\$385,000

Median sale price

Median price

\$290,250

Property type

House

Suburb

Cardross

Period - From

1 Nov 2019

to

31 Oct 2020

Source

Corelogic

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

1 58 Fitzroy Avenue, Red Cliffs Vic 3496	\$370,000	31/01/2020
2 12 Krake Road, Red Cliffs Vic 3496	\$407,000	06/07/2020
3 9 Nerrum Avenue, Red Cliffs Vic 3496	\$360,000	10/09/2020

This Statement of Information was prepared on: 20 November 2020