

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

64 View Road, Cardross VIC 3496

Indicative selling price

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

range between \$220,000

&

\$240,000

Median sale price

Median price

\$375,500

Property type

House

Suburb

Cardross

Period - From

1 June 2021

to

31 May 2022

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. 222 Nursery Ridge Road, Red Cliffs Vic 3496	\$205,000	27/11/2021
2. 139 Azolia Street, Red Cliffs Vic 3496	\$240,000	12/03/2022
3. 202 Boomerang Avenue, Irymple Vic 3498	\$242,000	12/03/2022

This Statement of Information was prepared on: 8 June 2022