

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

7 Cantwell Drive Sale VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$341,500

Property type

House

Suburb

Sale

Period-from

01 Apr 2020

to

31 Mar 2021

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

13 Cantwell Drive Sale VIC 3850	\$352,500	14-Dec-20
4 Ruthberg Drive Sale VIC 3850	\$400,000	24-Feb-21
23 Ruthberg Drive Sale VIC 3850	\$395,000	08-Feb-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: 23 April 2021



13 Cantwell Drive Sale VIC 3850

Sold Price

\$352,500 Sold Date **14-Dec-20**

4 2 2

Distance **0.06km**



4 Ruthberg Drive Sale VIC 3850

Sold Price

\$400,000 Sold Date **24-Feb-21**

4 2 2

Distance **0.08km**

Notes from your agent

Legend Homes display home. Exceptional build, look and feel.



23 Ruthberg Drive Sale VIC 3850

Sold Price

\$395,000 Sold Date **08-Feb-21**

3 2 2

Distance **0.12km**



10 Surkitt Boulevard Sale VIC 3850

Sold Price

\$382,000 Sold Date **23-Feb-21**

4 2 2

Distance **0.14km**



4 Stuart Place Sale VIC 3850

Sold Price

\$395,000 Sold Date **19-Feb-21**

3 2 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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89 Woondella Boulevard Sale VIC 3850

Sold Price

\$420,000

Sold Date

13-Jan-21

3

2

2

Distance

1.62km

Notes from your agent

Larger home. Larger block



61 Woondella Boulevard Sale VIC 3850

Sold Price

\$395,000

Sold Date

16-Dec-20

4

2

2

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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