



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Adams Street, CANN RIVER 3890

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$55,000**

### Median sale price

Median **House** for **Cann River** for period **Dec 2018 - Dec 2018**

Sourced from **Rp Data**.

**\$73,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>5 Adams,</b> Cann River 3890	Price <b>\$25,000</b> Sold 14 August 2018
<b>17-25 Princes Highway,</b> Cann River 3890	Price <b>\$100,000</b> Sold 27 November 2018
<b>402 Monaro Highway,</b> Cann River 3890	Price <b>\$75,000</b> Sold 16 June 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rp Data.

#### Wyndham Real Estate & Livestock

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#### Contact agents



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