STATEMENT OF INFORMATION

Prepared on 17 May 2019

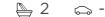


Gavin Kohan

M 0412 737 662 E gavin.kohan@harcourts.com.au Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

5 Sandy Court Cannons Creek VIC 3977





Indicative Selling Price

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

Range between \$810,000 & \$890,000

Median Sale Price

\$512,500 Houses in Cannons creek between 01 May 2018 - 30 Apr 2019 Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 Irene Parade Cannons Creek VIC Sold Price

\$870,000

Sold Date 07-Mar-18

3977

= 4

Distance 0.33km



16 Currawong Grove Cannons CreekSold Price **VIC 3977**

\$900,000

Sold Date 22-Nov-17

= 3

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Distance

0.34km



6 Currawong Grove Cannons Creek Sold Price VIC 3977

\$945,000

Sold Date

13-Sep-18

4

0.63km Distance

RS = Recent sale

UN = Undisclosed Sale

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