

# 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

51 Cashmore Drive, Connewarre Vic 3227

### Indicative selling price

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

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$2,127,500

Property Type

House

Suburb

Connewarre

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 77 Samphire Dr CONNEWARRE 3227 | \$980,000 | 13/05/2024   |
| 2 | 75 Samphire Dr CONNEWARRE 3227 | \$970,000 | 05/06/2023   |
| 3 | 75 Samphire Dr CONNEWARRE 3227 | \$950,000 | 19/03/2024   |

**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:

03/07/2024 15:50

51 Cashmore Drive, Connewarre Vic 3227



Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$2,127,500

## Comparable Properties



77 Samphire Dr CONNEWARRE 3227 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 13/05/2024

Property Type: Land

Land Size: 959 sqm approx



75 Samphire Dr CONNEWARRE 3227 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 05/06/2023

Property Type: Land

Land Size: 960 sqm approx



75 Samphire Dr CONNEWARRE 3227 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 19/03/2024

Property Type: Land

Land Size: 960 sqm approx

Account - Jellis Craig Barwon Heads



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