

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 84-86 Cashmore Drive, Connemara 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,042,500 Property Type House Suburb Connemara

Period - From 16/09/2022 to 15/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	136 Cashmore Dr CONNEWARRE 3227	\$4,000,000	22/07/2022
2	10-12 Stone Pine Ct CONNEWARRE 3227	\$3,130,000	14/05/2022
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/09/2023 07:56

84-86 Cashmore Drive, Connewarre Vic 3227



**Property Type:** Development Site (Res)

**Land Size:** 1068 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

16/09/2022 - 15/09/2023: \$2,042,500

## Comparable Properties

**136 Cashmore Dr CONNEWARRE 3227 (VG)**

**Agent Comments**



**Price:** \$4,000,000

**Method:** Sale

**Date:** 22/07/2022

**Property Type:** House (Res)

**Land Size:** 1100 sqm approx



**10-12 Stone Pine Ct CONNEWARRE 3227 (REI/VG)**

**Agent Comments**



**Price:** \$3,130,000

**Method:** Private Sale

**Date:** 14/05/2022

**Property Type:** House

**Land Size:** 1396 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Jellis Craig Barwon Heads**



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