Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	84-86 Cashmore Drive, Connewarre Vic 3227
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$2,042,500	Pro	perty Type	House		Suburb	Connewarre
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

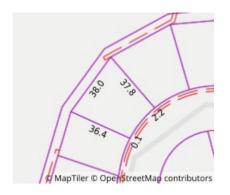
OR

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



Date of sale





Property Type: Development Site

169)

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)





Price: \$4,000,000 Method: Sale Date: 22/07/2022

Property Type: House (Res) Land Size: 1100 sqm approx **Agent Comments**

10-12 Stone Pine Ct CONNEWARRE 3227

(REI/VG)



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Price: \$3,130,000 Method: Private Sale Date: 14/05/2022 Property Type: House Land Size: 1396 sqm approx Agent Comments

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



