

Statement of Information

Sections 47AF of the Estate Agents Act 1980

389 Boomerang Avenue, CARDROSS 3496

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$380,000 - \$395,000

Median sale price

Median **House** for **CARDROSS** for period **May 2017 - May 2018**

Sourced from **Hometrack Australia Pty Ltd.**

\$306,768

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.

465 Wentworth Street,
Cardross 3496

Price **\$480,000** Sold 29
September 2017

171 Ropers Road,
Cardross 3496

Price **\$367,000** Sold 24 April
2018

146 Carwarp Avenue,
Cardross 3496

Price **\$377,500** Sold 27 April
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 Hometrack Australia Pty Ltd.

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