

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 and postcode	10 Pontiac Road, Cranbourne East, VIC 3977
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Indicative selling price

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

Price Range	\$729,000	&	\$789,000
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Median sale price

Median price	NA	Property Type	House	Suburb	Cranbourne East (3977)
Period - From	01/10/2024	to	30/10/2024	Source	PriceFinder

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
11 FIREBIRD STREET, CRANBOURNE EAST VIC 3977	\$734,600	08/05/2024
70 HAFLINGER AVENUE, CRANBOURNE EAST VIC 3977	\$762,000	14/06/2024
14 CADILLAC STREET, CRANBOURNE EAST VIC 3977	\$770,000	06/05/2024

This Statement of Information was prepared on: 21/10/2024