

## 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

3 Haswell Street Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 46 Heather Grove Cranbourne East VIC 3977      | \$660,000 | 23-Dec-21 |
| 61 Challenger Circuit Cranbourne East VIC 3977 | \$663,000 | 20-Dec-21 |
| 7 Slattery Street Clyde VIC 3978               | \$625,000 | 08-Dec-21 |

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 6 months.~~

This Statement of Information was prepared on: 04 January 2022



**46 Heather Grove Cranbourne East VIC 3977**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**23-Dec-21**

3 2 2

Distance

**1.99km**



**61 Challenger Circuit Cranbourne East VIC 3977**

Sold Price

<sup>RS</sup> **\$663,000**

Sold Date

**20-Dec-21**

3 2 2

Distance

**1.3km**



**7 Slattery Street Clyde VIC 3978**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**08-Dec-21**

3 2 2

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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