

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

11 FREMANTLE AVENUE CRANBOURNE EAST VIC 3977

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Jun 2021

to

31 May 2022

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

15 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977	\$695,500	25-Mar-22
33 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977	\$735,000	03-May-22
5 JOLLY STREET CRANBOURNE EAST VIC 3977	\$735,000	26-May-22

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: 22 June 2022

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne



**15 BOONWURRUNG STREET
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price

\$695,500

Sold Date

25-Mar-22

Distance

0.51km



**33 BOONWURRUNG STREET
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price

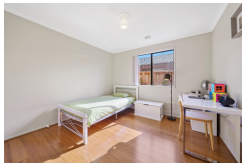
^{RS} **\$735,000**

Sold Date

03-May-22

Distance

0.61km



**5 JOLLY STREET CRANBOURNE
EAST VIC 3977**

3 2 2

Sold Price

Sold Date

26-May-22

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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