

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

8 EVELYNE AVENUE CRANBOURNE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,725

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 EVELYNE AVENUE CRANBOURNE VIC 3977	\$700,000	12-Mar-24
6 MALLORY COURT CRANBOURNE VIC 3977	\$645,000	12-Oct-23
140 MONAHANS ROAD CRANBOURNE VIC 3977	\$600,000	18-Jul-24

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.~~

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3 EVELYNE AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price **\$700,000** Sold Date **12-Mar-24**

Distance **0.09km**



6 MALLORY COURT CRANBOURNE VIC 3977

2 2 2

Sold Price **\$645,000** Sold Date **12-Oct-23**

Distance **0.34km**



140 MONAHANS ROAD CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$600,000** Sold Date **18-Jul-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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