

## 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 MURRAYFIELD 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

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

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

6 HIBERNIA PLACE CRANBOURNE EAST VIC 3977	\$765,000	02-May-22
57 TYNDALL STREET CRANBOURNE EAST VIC 3977	\$785,000	25-May-22
7 TANKARD DRIVE CRANBOURNE EAST VIC 3977	\$780,000	27-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: 01 June 2022

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**6 HIBERNIA PLACE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$765,000** Sold Date **02-May-22**

Distance **0.24km**



**57 TYNDALL STREET  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$785,000** Sold Date **25-May-22**

Distance **0.95km**



**7 TANKARD DRIVE CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$780,000** Sold Date **27-May-22**

Distance **1.97km**

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

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