

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

14 oak post place Cranbourne East, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$480,000.00 & \$528,000.00

Median sale price

Median price \$500,000.00 Property Type HOUSE Suburb CRANBOURNE EAST

Period - From 01-Sep-2019 to 20-Sep-2019 Source realstate

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	95 LINEHAM DRIVE, CRANBOURNE EAST	\$500,000.00	30-Jul-2019
2	4 Beagle Street, Cranbourne East, Vic 3977	\$520,000.00	10-Jul-2019
3	28 Benedetto Crescent, Cranbourne East, Vic	\$520,000.00	29-Jul-2019

This statement of information was prepared on 28-Jul-2021 at 4:17:14 PM EST