

# 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

28 Pinebank Avenue Cranbourne East, 3977

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$695,000.00 & \$750,000.00

## Median sale price

Median price \$665,000.00 Property Type HOUSE Suburb CRANBOURNE EAST

Period - From 30-Sep-2020 to 29-Sep-2021 Source realestate.com.au

## 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	66 Ferrari Drive, Cranbourne East	\$709,000.00	11-Oct-2021
2	9 Pony Court, Cranbourne East	\$760,000.00	01-Aug-2021
3	4 McEwan Drive, Cranbourne East	\$710,000.00	11-Oct-2021

This statement of information was prepared on 12-Jan-2022 at 11:06:46 AM EST