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

10 STARK CIRCUIT 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 rang betwee		\$699,000	&	\$765,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$720,000	Prop	erty type	House		Suburb	Cranbourne East
Period-from	01 Feb 2022	to	31 Jan 20	023	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
39 CORTULA ROAD CRANBOURNE EAST VIC 3977	\$715,000	25-Jan-23
21 QUATTRO AVENUE CRANBOURNE EAST VIC 3977	\$720,000	02-Feb-23
50 ARDENT CRESCENT CRANBOURNE EAST VIC 3977	\$740,000	17-Jan-23

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.

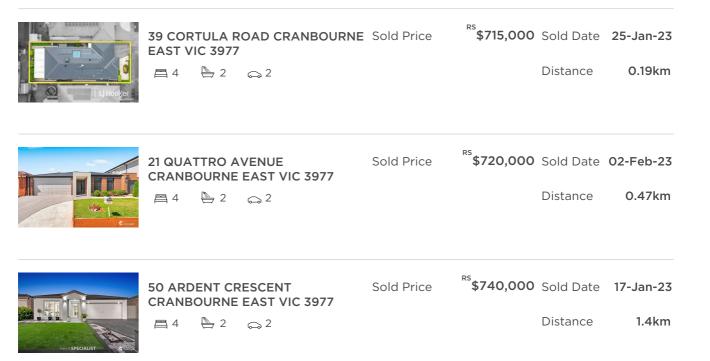
This Statement of Information was prepared on: 14 February 2023



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RS = Recent sale UN = Undisclosed Sale

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