

## 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

**3 BARANELLO CRESCENT 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

\$665,000

&

\$699,000

### Median sale price

Median price

\$718,000

Property type

House

Suburb

Cranbourne East

Period - From

01/08/2023

to

31/07/2024

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
42 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	\$682,700	20-Mar-24
116 NELSON STREET CRANBOURNE EAST VIC 3977	\$700,000	11-Mar-24
24 ARTFIELD STREET CRANBOURNE EAST VIC 3977	\$746,000	17-Jul-24

This Statement of Information was prepared on: 06/08/2024