## 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	11 Ben Hall Street, Cranbourne East Vic 3977
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$586,500	Pro	perty Type	House		Suburb	Cranbourne East
Period - From	01/04/2020	to	31/03/2021		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	207 Linsell Blvd CRANBOURNE EAST 3977	\$720,000	03/11/2020
2	21 Wild Scotchman Way CRANBOURNE EAST 3977	\$675,000	12/01/2021
3	42 Dan Morgan Dr CRANBOURNE EAST 3977	\$670,000	08/02/2021

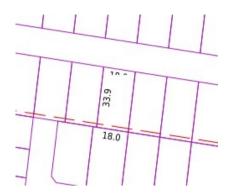
#### OR

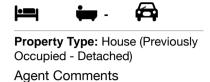
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/04/2021 13:42









Indicative Selling Price \$650,000 - \$715,000 Median House Price Year ending March 2021: \$586,500

# Comparable Properties



207 Linsell Blvd CRANBOURNE EAST 3977

(REI/VG)

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2

**6** 

Price: \$720,000 Method: Private Sale Date: 03/11/2020 Property Type: House Land Size: 705 sqm approx

11 116

21 Wild Scotchman Way CRANBOURNE EAST Agent Comments 3977 (VG)

**-**

**—** 



Price: \$675,000 Method: Sale Date: 12/01/2021

Property Type: House (Res) Land Size: 621 sqm approx

42 Dan Morgan Dr CRANBOURNE EAST 3977

(VG)

3

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Price: \$670,000 Method: Sale Date: 08/02/2021

**Property Type:** House (Res) **Land Size:** 544 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000





**Agent Comments** 

**Agent Comments**