

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

11 Ben Hall Street, Cranbourne East Vic 3977

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$586,500 Property 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	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 comparable properties 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



Property Type: House (Previously Occupied - Detached)

Agent Comments

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)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 03/11/2020

Property Type: House

Land Size: 705 sqm approx



21 Wild Scotchman Way CRANBOURNE EAST 3977 (VG)

Agent Comments



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)

Agent Comments



Price: \$670,000

Method: Sale

Date: 08/02/2021

Property Type: House (Res)

Land Size: 544 sqm approx