

## 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

15 MCCALLUM DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$579,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,750

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2023

to

31 Aug 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

104 LINSELL BOULEVARD CRANBOURNE EAST VIC 3977	\$600,000	06-Apr-24
29 ARDENT CRESCENT CRANBOURNE EAST VIC 3977	\$609,000	01-Jun-24
5 BUNYIP LANE CLYDE NORTH VIC 3978	\$620,000	23-Apr-24

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: 25 September 2024



**104 LINSELL BOULEVARD  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$600,000** Sold Date **06-Apr-24**

Distance **0.9km**



**29 ARDENT CRESCENT  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$609,000** Sold Date **01-Jun-24**

Distance **1.43km**



**5 BUNYIP LANE CLYDE NORTH VIC  
3978**

 3  2  2

Sold Price **\$620,000** Sold Date **23-Apr-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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