

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

9 Native Retreat 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 range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2019

to

30 Nov 2020

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

25 Emmer Green Retreat Cranbourne East VIC 3977	\$780,000	30-Jul-20
3 Club House Crescent Cranbourne East VIC 3977	\$750,000	06-Nov-20

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.

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**25 Emmer Green Retreat
Cranbourne East VIC 3977**

4 2 2

Sold Price ^{RS} **\$780,000** Sold Date **30-Jul-20**

Distance **1.84km**



**3 Club House Crescent Cranbourne
East VIC 3977**

4 2 2

Sold Price ^{RS} **\$750,000** Sold Date **06-Nov-20**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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