

# 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 10 Biferno 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)

Price Range \$849,000 & \$899,000

### Median sale price

Median price \$720,000 Property Type House Suburb Cranbourne East (3977)  
Period - From 01/10/2021 to 30/09/2022 Source Pricefinder

### Comparable property sales

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
58 PRENDERGAST AVENUE, CRANBOURNE EAST VIC 3977	\$868,000	21/07/2022
26 MCALLISTER DRIVE, CRANBOURNE EAST VIC 3977	\$875,000	30/06/2022
79 ELIBURN DRIVE, CRANBOURNE EAST VIC 3977	\$900,000	23/06/2022

This Statement of Information was prepared on: 26/10/2022