

## 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

22 Chevrolet Road 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) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Jun 2019

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2 Ferrari Drive Cranbourne East VIC 3977 | \$530,000 | 10-Feb-20 |
| 42 Fleuve Rise Clyde North VIC 3978      | \$528,000 | 22-Jan-20 |
| 7 Reynard Place Cranbourne East VIC 3977 | \$538,015 | 29-Feb-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.~~

This Statement of Information was prepared on: 22 June 2020



**2 Ferrari Drive Cranbourne East VIC 3977** Sold Price **\$530,000** Sold Date **10-Feb-20**

 3  2  2

Distance **0.19km**



**42 Fleuve Rise Clyde North VIC 3978** Sold Price **\$528,000** Sold Date **22-Jan-20**

 3  2  2

Distance **0.89km**



**7 Reynard Place Cranbourne East VIC 3977** Sold Price **\$538,015** Sold Date **29-Feb-20**

 3  2  2

Distance **1.36km**

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

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