

## 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

6 Armstrong Street 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

or range  
between

\$640,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2020

to

30 Apr 2021

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

5 Donohue Street Cranbourne East VIC 3977	\$660,000	10-Mar-21
7 Samson Grove Cranbourne East VIC 3977	\$630,000	14-Dec-20
44 Thurstaston Crescent Cranbourne East VIC 3977	\$630,000	22-Jan-21

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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**5 Donohue Street Cranbourne East  
VIC 3977**

Sold Price

<sup>RS</sup> **\$660,000** <sup>UN</sup>

Sold Date

**10-Mar-21**

4 2 2

Distance

**0.27km**



**7 Samson Grove Cranbourne East  
VIC 3977**

Sold Price

**\$630,000**

Sold Date

**14-Dec-20**

4 2 2

Distance

**0.72km**



**44 Thurvaston Crescent  
Cranbourne East VIC 3977**

Sold Price

Sold Date

**22-Jan-21**

4 2 2

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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