

## 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 AFFLECK 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

\$690,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,250

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2024

to

31 Jan 2025

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

9 AVALON CRESCENT CRANBOURNE EAST VIC 3977	\$702,000	23-Dec-24
14 KIRWAN DRIVE CRANBOURNE EAST VIC 3977	\$710,000	18-Aug-24
17 PITFIELD AVENUE CRANBOURNE EAST VIC 3977	\$720,000	13-May-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: 23 February 2025



**9 AVALON CRESCENT  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$702,000** Sold Date **23-Dec-24**

Distance **1.29km**



**14 KIRWAN DRIVE CRANBOURNE  
EAST VIC 3977**

3 2 2

Sold Price **\$710,000** Sold Date **18-Aug-24**

Distance **0.08km**



**17 PITFIELD AVENUE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$720,000** Sold Date **13-May-24**

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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