

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

8 CANOPY GROVE 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2022

to

31 Jul 2023

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

6 DUNSTAN STREET CRANBOURNE EAST VIC 3977	\$835,000	03-Apr-23
21 WATERLOO ROAD CRANBOURNE EAST VIC 3977	\$825,000	21-Aug-23

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 August 2023



**6 DUNSTAN STREET
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$835,000** Sold Date **03-Apr-23**

Distance **1.42km**



**21 WATERLOO ROAD
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$825,000** Sold Date **21-Aug-23**

Distance **2.27km**

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

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