

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

1 Ivanhoe Dene 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2018

to

31 Aug 2019

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

43 Hunt Club Boulevard Cranbourne East VIC 3977	\$685,000	18-Apr-19
21 Wiltshire Avenue Cranbourne East VIC 3977	\$710,000	31-Aug-19
10 Haddington Way Cranbourne East VIC 3977	\$685,000	30-Jun-19

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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43 Hunt Club Boulevard Cranbourne East VIC 3977

4 2 2

Sold Price

\$685,000

Sold Date

18-Apr-19

Distance

0.29km



21 Wiltshire Avenue Cranbourne East VIC 3977

4 2 2

Sold Price

\$710,000

Sold Date

31-Aug-19

Distance

0.7km



10 Haddington Way Cranbourne East VIC 3977

4 3 2

Sold Price

\$685,000

Sold Date

30-Jun-19

Distance

1.37km



13 Chevrolet Road Cranbourne East VIC 3977

6 2 2

Sold Price

\$725,527

Sold Date

08-Jul-19

Distance

1.64km



14 Gabitt Street Cranbourne East VIC 3977

4 2 2

Sold Price

\$666,000

Sold Date

28-Mar-19

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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