

## 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

11 BUSHRANGER BOULEVARDE 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

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,627

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2021

to

30 Sep 2022

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

32 FLASH DAN DRIVE CRANBOURNE EAST VIC 3977	\$730,000	18-May-22
2 KIRWAN DRIVE CRANBOURNE EAST VIC 3977	\$700,000	26-Apr-22
2 REYNARD PLACE CRANBOURNE EAST VIC 3977	\$707,500	20-May-22

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: 17 October 2022

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**32 FLASH DAN DRIVE  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$730,000** Sold Date **18-May-22**

Distance **0.25km**



**2 KIRWAN DRIVE CRANBOURNE  
EAST VIC 3977**

3 2 2

Sold Price **\$700,000** Sold Date **26-Apr-22**

Distance **1.42km**



**2 REYNARD PLACE CRANBOURNE  
EAST VIC 3977**

3 2 2

Sold Price **\$707,500** Sold Date **20-May-22**

Distance **1.62km**

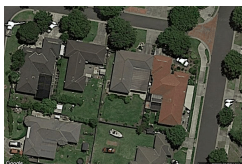


**1 GALLOP CLOSE CRANBOURNE  
EAST VIC 3977**

3 2 2

Sold Price **\$720,000** Sold Date **18-May-22**

Distance **1.65km**



**3 BUTTERWICK TERRACE  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$700,000** Sold Date **21-Apr-22**

Distance **1.73km**



**7 BUTTERFIELD PLACE  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$720,000** Sold Date **30-Jun-22**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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