

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

5 OGILVIE COURT 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,750

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2023

to

31 Aug 2024

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

7 CEDARBANK COURT CRANBOURNE EAST VIC 3977	\$858,000	14-Jun-24
37 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977	\$800,000	25-Jun-24
13 NATIVE RETREAT CRANBOURNE EAST VIC 3977	\$815,000	21-Jun-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: 18 September 2024

Sidhu Balkaran
P 03 9020 2688
M 0430037053
E b.sidhu@prominentea.com.au



**7 CEDARBANK COURT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$858,000** Sold Date **14-Jun-24**

Distance **0.16km**



**37 BATHGATE CRESCENT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$800,000** Sold Date **25-Jun-24**

Distance **0.32km**



**13 NATIVE RETREAT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$815,000** Sold Date **21-Jun-24**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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