

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

4 STONEBANK 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

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2021

to

31 Mar 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

8 WOODCHASE COURT CRANBOURNE EAST VIC 3977	\$620,500	03-Dec-21
7 DAWS STREET CRANBOURNE EAST VIC 3977	\$566,750	20-Oct-21

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: 07 April 2022

Casey Estate Agents

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**8 WOODCHASE COURT
CRANBOURNE EAST VIC 3977**

3 1 1

Sold Price

\$620,500

Sold Date

03-Dec-21

Distance

1.31km



**7 DAWS STREET CRANBOURNE
EAST VIC 3977**

3 1 1

Sold Price

\$566,750

Sold Date

20-Oct-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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