

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

2 ANICE STREET 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2023

to

30 Sep 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 PETTIGREW STREET CRANBOURNE EAST VIC 3977	\$750,000	02-Aug-24
5 BURCHILL AVENUE CRANBOURNE EAST VIC 3977	\$740,000	14-Jul-24
14 ROYAL OAK CRESCENT CRANBOURNE EAST VIC 3977	\$735,000	29-Apr-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: 15 October 2024



**7 PETTIGREW STREET
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$750,000** Sold Date **02-Aug-24**

Distance **0.78km**



**5 BURCHILL AVENUE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$740,000** Sold Date **14-Jul-24**

Distance **0.82km**



**14 ROYAL OAK CRESCENT
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$735,000** Sold Date **29-Apr-24**

Distance **0.27km**

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

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