

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 22 Silky Oak Drive, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$760,000

&

\$835,000

Median sale price

Median price

\$654,013

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2021

to

30/06/2022

Source

realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
18 RAPALLO WAY, CRANBOURNE NORTH VIC 3977	\$795,000	15/07/2022
58 WESTMORELAND AV CRANBOURNE NORTH	\$820,000	09/07/2022
10 ROBUSTA AVENUE, CRANBOURNE VIC 3977	\$775,000	19/05/2022

This Statement of Information was prepared on: 15/08/2022