

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

9 TRAFALGAR WAY 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2022

to

31 Jan 2023

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

| | | |
|---|-----------|-----------|
| 10 LIMERICK ROAD CRANBOURNE EAST VIC 3977 | \$650,000 | 16-Aug-22 |
| 20 MADDOCK DRIVE CRANBOURNE EAST VIC 3977 | \$636,000 | 14-Nov-22 |
| 34A JILLIAN STREET CRANBOURNE VIC 3977 | \$639,999 | 14-Jan-23 |

OR

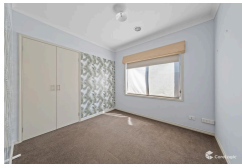
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 February 2023

Casey Estate Agents

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**10 LIMERICK ROAD CRANBOURNE
EAST VIC 3977**

Sold Price

\$650,000

Sold Date

16-Aug-22


4



2



2

Distance

1.31km

**20 MADDOCK DRIVE
CRANBOURNE EAST VIC 3977**

Sold Price

\$636,000

Sold Date

14-Nov-22


4

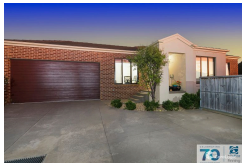


2



2

Distance

1.77km

**34A JILLIAN STREET
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$639,999**

Sold Date

14-Jan-23


4



2



2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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