

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

89 Broad Oak Drive Cranbourne East, 3977

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$560,000.00 & \$610,000.00

## Median sale price

Median price \$573,000.00 Property Type HOUSE Suburb CRANBOURNE EAST

Period - From 01-Oct-2019 to 30-Sep-2020 Source Pricefinder

## Comparable property sales

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 |
|---|-------------------------------------|--------------|--------------|
| 1 | 33 Tyndall Street, Cranbourne East  | \$550,000.00 | 26-Oct-2020  |
| 2 | 46 Cortula Road, Cranbourne East    | \$608,000.00 | 01-Dec-2020  |
| 3 | 24 Ardent Crescent, Cranbourne East | \$620,000.00 | 19-Nov-2020  |

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