

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

8 CLUB HOUSE CRESCENT 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2021

to

31 Aug 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

1 PILMER PLACE CRANBOURNE EAST VIC 3977	\$810,000	12-Apr-22
13 CARNAVON STREET CRANBOURNE EAST VIC 3977	\$850,000	13-Apr-22
11 DASH DRIVE CRANBOURNE EAST VIC 3977	\$830,000	11-Jul-22

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: 09 September 2022

Casey Estate Agents

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**1 PILMER PLACE CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

\$810,000

Sold Date

12-Apr-22

Distance

0.78km

**13 CARNAVON STREET
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

\$850,000

Sold Date

13-Apr-22

Distance

0.81km

**11 DASH DRIVE CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$830,000**

Sold Date

11-Jul-22

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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