

## 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

12 Baranello Crescent Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2020

to

31 Oct 2021

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

4 McEwan Drive Cranbourne East VIC 3977	\$710,000	11-Oct-21
86 Elmslie Drive Cranbourne East VIC 3977	\$680,000	20-Jul-21
72 McEwan Drive Cranbourne East VIC 3977	\$700,000	29-Oct-21

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.~~

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**4 McEwan Drive Cranbourne East  
VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**11-Oct-21**

Distance

**0.26km**



**86 Elmslie Drive Cranbourne East  
VIC 3977**

4 2 2

Sold Price

**\$680,000**

Sold Date

**20-Jul-21**

Distance

**0.3km**



**72 McEwan Drive Cranbourne East  
VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**29-Oct-21**

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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