

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 Wesson 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,099

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2019

to

30 Jun 2020

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 Brockman Street Cranbourne East VIC 3977	\$575,000	10-May-20
95 Heather Grove Clyde North VIC 3978	\$600,000	08-Feb-20
104 Selandra Boulevard Clyde North VIC 3978	\$574,000	25-Mar-20

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: 02 July 2020



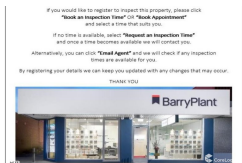
Kate Rushton
P 5990 9502
M 0408 104 953
E kate.rushton@raywhite.com



4 Brockman Street Cranbourne East VIC 3977 Sold Price **\$575,000** Sold Date **10-May-20**

4 2 2

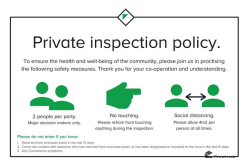
Distance **0.76km**



95 Heather Grove Clyde North VIC 3978 Sold Price **\$600,000** Sold Date **08-Feb-20**

4 2 2

Distance **0.79km**



104 Selandra Boulevard Clyde North VIC 3978 Sold Price **\$574,000** Sold Date **25-Mar-20**

4 2 2

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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