

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

43 COLLISON ROAD 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

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$363,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Apr 2021

to

31 Mar 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

185 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977	\$2,500,000	05-Feb-22
6 COLLISON ROAD CRANBOURNE EAST VIC 3977	\$1,995,000	07-Mar-22
23 COLLISON ROAD CRANBOURNE EAST VIC 3977	\$2,020,000	02-Mar-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: 14 April 2022

Casey Estate Agents

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**185 BERWICK-CRANBOURNE
ROAD CRANBOURNE EAST VIC
3977**

3 1 -

Sold Price ^{RS} **\$2,500,000** ^{UN} Sold Date **05-Feb-22**

Distance **1.21km**



**6 COLLISON ROAD CRANBOURNE
EAST VIC 3977**

3 - 1

Sold Price ^{RS} **\$1,995,000** Sold Date **07-Mar-22**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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