

## 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

55 Stark Circuit 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2020

to

31 Dec 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

33 Brittle Gum Road Cranbourne East VIC 3977	\$710,000	19-Oct-20
1 Rupert Street Cranbourne East VIC 3977	\$492,000	07-Oct-20
42 Yellow Robin Circuit Cranbourne East VIC 3977	\$490,000	29-Jul-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.~~

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**33 Brittle Gum Road Cranbourne East VIC 3977**

4 2 2

Sold Price

**\$710,000**

Sold Date

**19-Oct-20**

Distance

**0.02km**



**1 Rupert Street Cranbourne East VIC 3977**

3 2 2

Sold Price

**\$492,000**

Sold Date

**07-Oct-20**

Distance

**0.29km**



**42 Yellow Robin Circuit Cranbourne East VIC 3977**

3 2 1

Sold Price

**\$490,000**

Sold Date

**29-Jul-20**

Distance

**0.33km**

42 Yellow Robin Circuit, Cranbourne East, VIC 3977

RS = Recent sale

UN = Undisclosed Sale

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