

## 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

2 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$659,000

&

\$719,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2023

to

29 Feb 2024

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 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$700,000	14-Sep-23
7 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$680,000	22-Jan-24
9 CAMBRIDGE CLOSE CRANBOURNE EAST VIC 3977	\$710,000	22-Jun-23

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 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$700,000** Sold Date **14-Sep-23**

Distance **0.03km**



## 7 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **\$680,000** Sold Date **22-Jan-24**

Distance **0.06km**



## 9 CAMBRIDGE CLOSE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$710,000** Sold Date **22-Jun-23**

Distance **0.5km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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