

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 HEATHLAND CIRCUIT 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

or range
between

\$596,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2021

to

31 May 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

2 EASTER WAY CRANBOURNE EAST VIC 3977	\$595,000	06-Apr-22
2 CARTWRIGHT GROVE CRANBOURNE EAST VIC 3977	\$651,000	17-Dec-21
71 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$648,000	03-Jun-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: 30 June 2022



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2 EASTER WAY CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **\$595,000** Sold Date **06-Apr-22**

Distance -



2 CARTWRIGHT GROVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$651,000** Sold Date **17-Dec-21**

Distance -



71 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977

3 2 2

Sold Price ^{RS} **\$648,000** Sold Date **03-Jun-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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