

## 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

17 JAGGER CIRCUIT 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2022

to

30 Jun 2023

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

11 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977	\$650,000	02-May-23
21 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977	\$715,000	09-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.

This Statement of Information was prepared on: 07 July 2023

**11 JAGGER CIRCUIT CRANBOURNE  
EAST VIC 3977**

Sold Price

**\$650,000**

Sold Date

**02-May-23**

3



2



2

Distance

**0.04km****21 JAGGER CIRCUIT CRANBOURNE  
EAST VIC 3977**

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date

**09-Jun-23**

4



2



2

Distance

**0.04km****RS** = Recent sale**UN** = Undisclosed Sale

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