

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	39 Thunderbolt Drive, Cranbourne East, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$799,000	&	\$865,000
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Median sale price

Median price	\$720,000	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/10/2023	to	31/03/2024	Source	Pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
38 CHARLBURY CRESCENT, CRANBOURNE NORTH VIC 3977	\$830,000	05/06/2024
13 BLACKLEDGE DRIVE, CRANBOURNE EAST VIC 3977	\$820,000	04/04/2024
15 TILIA DRIVE, CRANBOURNE NORTH VIC 3977	\$855,000	04/03/2024

This Statement of Information was prepared on: 21/06/2024