

# 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 3 Carnavon Street, 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)

Price Range \$779,000 & \$849,000

### Median sale price

Median price \$696,250 Property Type House Suburb Cranbourne East (3977)

Period - From 01/01/2023 to 30/06/2023 Source Pricefinder

### 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
21 WATERLOO ROAD, CRANBOURNE EAST VIC 3977	\$825,000	21/08/2023
78 FIORELLI BOULEVARD, CRANBOURNE EAST VIC 3977	\$815,000	23/03/2023
37 FIORELLI BOULEVARD, CRANBOURNE EAST VIC 3977	\$805,000	22/05/2023

This Statement of Information was prepared on: 18/09/2023