

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

44 Wild Scotchman Way 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

\$590,000

&

\$620,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

\*House

X

\*Unit

Suburb

Cranbourne East

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

6 Ben Hall Street Cranbourne East VIC 3977	\$620,000	15-Jan-19
3 Moonlight Rise Cranbourne East VIC 3977	\$640,000	08-Mar-19
19 Wild Scotchman Way Cranbourne East VIC 3977	\$660,000	02-Mar-19

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 six months.~~

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6 Ben Hall Street Cranbourne East  
VIC 3977

Sold Price

\$620,000

Sold Date

15-Jan-19



4



2



2

Distance

0.3km



3 Moonlight Rise Cranbourne East  
VIC 3977

Sold Price

<sup>RS</sup>

\$640,000

Sold Date

08-Mar-19



4



2



2

Distance

0.42km



19 Wild Scotchman Way  
Cranbourne East VIC 3977

Sold Price

<sup>RS</sup>

\$660,000

Sold Date

02-Mar-19



4



2



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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