

## 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 Saunton Drive Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2020

to

31 May 2021

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

6 Portrush Terrace Cranbourne VIC 3977	\$750,000	13-May-21
64 Brookland Greens Boulevard Cranbourne VIC 3977	\$723,000	13-Apr-21
8 Blainroe Crescent Cranbourne VIC 3977	\$720,000	01-Mar-21

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 2021

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**6 Portrush Terrace Cranbourne VIC 3977**

Sold Price

**\$750,000**

Sold Date

**13-May-21**

4 2 3

Distance

**0.21km**



**64 Brookland Greens Boulevard Cranbourne VIC 3977**

Sold Price

**\$723,000**

Sold Date

**13-Apr-21**

4 2 2

Distance

**0.32km**



**8 Blainroe Crescent Cranbourne VIC 3977**

Sold Price

**\$720,000**

Sold Date

**01-Mar-21**

4 2 2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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