

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 ESSEX COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2022

to

30 Sep 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

9 CAMBRIDGE CLOSE CRANBOURNE EAST VIC 3977	\$710,000	22-Jun-23
4 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$700,000	27-Sep-23
41 CORNWELL CRESCENT CRANBOURNE EAST VIC 3977	-	09-Oct-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: 19 October 2023



**9 CAMBRIDGE CLOSE
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$710,000** Sold Date **22-Jun-23**

Distance **0.37km**



**4 ROEBOURNE MEWS
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$700,000** Sold Date **27-Sep-23**

Distance **0.85km**



**41 CORNWELL CRESCENT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} - Sold Date **09-Oct-23**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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