

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

23 WATERSIDE DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$595,000 to \$625,000

Median sale price

Median price

\$548,450

House

☒

Unit

☐

Suburb

CRANBOURNE
EAST

Period

01 July 2017 to 30 September 2017

Source

pricefinder

Comparable property sales

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
5 ROCKY ST, CRANBOURNE EAST, VIC 3977	*\$620,000	23/10/2017
51 SCOTSDALE DR, CRANBOURNE EAST, VIC 3977	\$577,100	15/06/2017
34 MCEWAN DR, CRANBOURNE EAST, VIC 3977	\$608,000	04/06/2017