

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

1 Josie Lane 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Pinebank Avenue Cranbourne East VIC 3977	\$660,000	08-Aug-20
4 Lance Terrace Cranbourne East VIC 3977	\$630,000	06-Jul-20
11 Cloverbank Drive Cranbourne East VIC 3977	\$600,000	11-Feb-20

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: 20 October 2020



4 Pinebank Avenue Cranbourne East VIC 3977

 4  2  2

Sold Price **\$660,000** Sold Date **08-Aug-20**

Distance **1.16km**



4 Lance Terrace Cranbourne East VIC 3977

 4  2  2

Sold Price **\$630,000** Sold Date **06-Jul-20**

Distance **0.45km**



11 Cloverbank Drive Cranbourne East VIC 3977

 4  2  2

Sold Price **\$600,000** Sold Date **11-Feb-20**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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