

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

4 Beagle Street 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 Jun 2018

to

31 May 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 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

10 Northumbria Street Cranbourne East VIC 3977	\$560,000	26-Apr-19
9 Reynard Place Cranbourne East VIC 3977	\$555,000	20-Sep-18
7 Thenford Close Cranbourne East VIC 3977	\$540,000	21-May-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 6 months.~~

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10 Northumbria Street Cranbourne East VIC 3977

Sold Price

^{RS} **\$560,000**

Sold Date

26-Apr-19

 4  2  2

Distance

0.32km



9 Reynard Place Cranbourne East VIC 3977

Sold Price

\$555,000

Sold Date

20-Sep-18

 4  2  2

Distance

0.39km



7 Thenford Close Cranbourne East VIC 3977

Sold Price

^{RS} **\$540,000**

Sold Date

21-May-19

 3  2  2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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