

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

8 Stark Circuit 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2020

to

30 Nov 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 Ezra Street Cranbourne East VIC 3977	\$680,000	04-Oct-21
86 Elmslie Drive Cranbourne East VIC 3977	\$680,000	20-Jul-21
25 Birdwell Drive Cranbourne East VIC 3977	\$680,000	28-Jun-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: 07 December 2021



6 Ezra Street Cranbourne East VIC 3977

Sold Price

^{RS} **\$680,000**

Sold Date

04-Oct-21



4



2



2

Distance

0.31km



86 Elmslie Drive Cranbourne East VIC 3977

Sold Price

\$680,000

Sold Date

20-Jul-21



4



2



2

Distance

0.93km



25 Birdwell Drive Cranbourne East VIC 3977

Sold Price

Sold Date

28-Jun-21



4



2



2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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