

## 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

16 Burchill Avenue Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2020

to

28 Feb 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

3 Boonwurrung Street Cranbourne East VIC 3977	\$569,000	13-Jan-21
10 Sundew Avenue Cranbourne East VIC 3977	\$558,000	09-Feb-21
15 Pyrenees Road Clyde VIC 3978	\$525,000	04-Nov-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: 29 March 2021



**3 Boonwurrung Street Cranbourne  
East VIC 3977**

3 2 1

Sold Price **\$569,000** Sold Date **13-Jan-21**

Distance **0.42km**



**10 Sundew Avenue Cranbourne  
East VIC 3977**

3 2 1

Sold Price <sup>RS</sup> **\$558,000** Sold Date **09-Feb-21**

Distance **0.62km**



**15 Pyrenees Road Clyde VIC 3978**

3 2 1

Sold Price **\$525,000** Sold Date **04-Nov-20**

Distance **1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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