

# 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 9 Flametree Circuit, Cranbourne, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$680,000

&

\$740,000

### Median sale price

Median price

\$511,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/11/2019

to

02/11/2020

Source

realestate.com.au

### Comparable property sales

**A** 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
1 HONEY MYRTLE WAY, CRANBOURNE VIC 3977	\$720,000	03/07/2020
65 CHERRYHILLS DRIVE, CRANBOURNE VIC 3977	\$740,000	10/07/2020
13 FLAMETREE CIRCUIT, CRANBOURNE VIC 3977	\$675,000	09/10/2020

This Statement of Information was prepared on: 12/11/2020