

## 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

36 THUNDERBOLT DRIVE 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,627

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2021

to

30 Sep 2022

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

49 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977	\$815,000	16-Aug-22
24 MCCALLUM DRIVE CRANBOURNE EAST VIC 3977	\$776,000	27-May-22

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: 31 October 2022

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**49 THUNDERBOLT DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$815,000** Sold Date **16-Aug-22**

Distance **0.15km**



**24 MCCALLUM DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$776,000** Sold Date **27-May-22**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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