

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

7 DEEGAN WAY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2021

to

31 Aug 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

3 OMEARA CRESCENT CRANBOURNE EAST VIC 3977	\$640,000	06-Jul-22
8 OMEARA CRESCENT CRANBOURNE EAST VIC 3977	\$640,000	20-Mar-22
8 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977	\$660,000	31-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: 12 September 2022


**3 OMEARA CRESCENT
CRANBOURNE EAST VIC 3977**
 3  2  2

Sold Price

^{RS} **\$640,000** Sold Date **06-Jul-22**

Distance **0.21km**

**8 OMEARA CRESCENT
CRANBOURNE EAST VIC 3977**
 3  2  2

Sold Price

\$640,000 Sold Date **20-Mar-22**

Distance **0.24km**

**8 BOONWURRUNG STREET
CRANBOURNE EAST VIC 3977**
 3  2  2

Sold Price

\$660,000 Sold Date **31-May-22**

Distance **0.34km**
RS = Recent sale

UN = Undisclosed Sale

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