

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 Jeanetta Close, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$779,000

&

\$855,000

Median sale price

Median price

\$715,250

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/07/2023

to

30/06/2024

Source

PriceFinder

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
11 SPIRIT BOULEVARD, CRANBOURNE EAST VIC 3977	\$845,000	21/03/2024
7 SARGENT STREET, CRANBOURNE EAST VIC 3977	\$790,000	24/06/2024
32 YAMMERBOOK WAY, CRANBOURNE EAST VIC 3977	\$786,500	19/07/2024

This Statement of Information was prepared on: 17/09/2024