

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 HARGOOD PLACE 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2023

to

31 Jul 2024

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 METEORITE WAY CRANBOURNE EAST VIC 3977	\$638,000	11-Mar-24
17 BOURBON ROAD CRANBOURNE EAST VIC 3977	\$650,000	11-Jul-24

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 August 2024

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**3 METEORITE WAY CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price

\$638,000

Sold Date

11-Mar-24

Distance

0.8km



**17 BOURBON ROAD CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date

11-Jul-24

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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