

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	7 Connor Mews Cranbourne East, 3977
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### Indicative selling price

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

Range between	\$620,000 & \$670,000
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### Median sale price

Median price	\$715,500	Property Type	HOUSE	Suburb	CRANBOURNE EAST
Period - From	01-Jun-2022	to	31-May-2023	Source	Corelogic

### Comparable property sales

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	2 Connor Mews, Cranbourne East	\$656,000	20-Feb-2023
2	27 Dartmoor Drive, Cranbourne East	\$625,000	29-Jan-2023
3	5 Chatham Close, Cranbourne East	\$617,000	08-Feb-2023

This statement of information was prepared on 01-Jun-2023 at 1:58:06 PM EST