

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

11 Hutton 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2020

to

31 Dec 2020

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

54 Parkhurst Drive Cranbourne East VIC 3977	\$492,500	23-Jul-20
12 Maggie Street Cranbourne East VIC 3977	\$551,000	02-Nov-20
9 Blue Bush Way Cranbourne East VIC 3977	\$525,000	30-Nov-20

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: 14 January 2021

	54 Parkhurst Drive Cranbourne East VIC 3977	Sold Price	\$492,500	Sold Date	23-Jul-20
	 3  2  1			Distance	0.79km
	12 Maggie Street Cranbourne East VIC 3977	Sold Price	\$551,000	Sold Date	02-Nov-20
	 3  2  2			Distance	0.82km
	9 Blue Bush Way Cranbourne East VIC 3977	Sold Price	^{RS} \$525,000	Sold Date	30-Nov-20
	 3  2  2			Distance	1.01km

RS = Recent sale

UN = Undisclosed Sale

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