

## 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

29 BUSHRANGER BOULEVARDE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2023

to

30 Jun 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

2 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$650,000	24-Apr-24
42 LINDEN TREE WAY CRANBOURNE NORTH VIC 3977	\$665,000	27-Apr-24
42 TRAFALGAR WAY CRANBOURNE EAST VIC 3977	\$630,000	20-May-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.~~

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**2 ROEBOURNE MEWS  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$650,000** Sold Date **24-Apr-24**

Distance **1.08km**



**42 LINDEN TREE WAY  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$665,000** Sold Date **27-Apr-24**

Distance **1.54km**



**42 TRAFALGAR WAY  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$630,000** Sold Date **20-May-24**

Distance **1.38km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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