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 GREENOCK CRESCENT 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	\$690,000	&	\$750,000
Single Price	between	φ090,000	α	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$708,000	Prop	erty type	House		Suburb	Cranbourne East
Period-from	01 Apr 2023	to	31 Mar 2	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
29 DEARING AVENUE CRANBOURNE VIC 3977	741000	06-Mar-24
6 BUNURONG PLACE CRANBOURNE VIC 3977	740000	24-Jan-24
30 STAWELL STREET CRANBOURNE VIC 3977	725000	28-Feb-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: 03 April 2024





Hall & Partners

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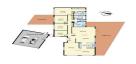
29 DEARING AVENUE **CRANBOURNE VIC 3977**

> ₾ 2 ⇔ 2

Sold Price

741000 UN Sold Date **06-Mar-24**

1.28km Distance



6 BUNURONG PLACE CRANBOURNE VIC 3977

₽ 2

Sold Price

740000 Sold Date 24-Jan-24

Distance 1.57km



30 STAWELL STREET CRANBOURNE VIC 3977

 \Box 1

Sold Price

^{RS}**725000** UN Sold Date **28-Feb-24**

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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