

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

68 Haflinger Avenue 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2019

to

30 Sep 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 Camaro Drive Cranbourne East VIC 3977	\$675,960	21-Jul-20
129 Fiorelli Boulevard Cranbourne East VIC 3977	\$687,240	12-Oct-20
45 Camaro Drive Cranbourne East VIC 3977	\$697,240	12-Oct-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: 28 October 2020



54 Camaro Drive Cranbourne East VIC 3977

Sold Price

^{RS}

\$675,960

Sold Date

21-Jul-20

4 2 2

Distance

0.08km



129 Fiorelli Boulevard Cranbourne East VIC 3977

Sold Price

^{RS}

\$687,240

Sold Date

12-Oct-20

4 2 2

Distance

0.12km



45 Camaro Drive Cranbourne East VIC 3977

Sold Price

^{RS}

\$697,240

Sold Date

12-Oct-20

4 2 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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