

# 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 24 Leafy Circuit, Cranbourne East, VIC-3977

### Indicative selling price

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

Single price  or range between \$690,000 & \$750,000

### Median sale price

Median price \$705,000 Property type House Suburb Cranbourne East

Period - From May 2023 to May 2023 Source RP Data – Core Logic

### 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. 98 Scotsdale Drive, Cranbourne East, VIC-3977	\$725,000	27/06/23
2. 53 Tankard Drive, Cranbourne East, VIC-3977	\$730,000	22/05/23
3. 3 Stag Close, Cranbourne East, VIC-3977	\$750,000	02/06/23

This Statement of Information was prepared on: 27/08/23