

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 Ootoles Road, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$639,499

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/01/2023

to

30/06/2023

Source

Pricefinder

Comparable property sales

A 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
5 PORTRUSH TERRACE, CRANBOURNE VIC 3977	\$790,000	30/08/2023
9 ARLEON CRESCENT, CRANBOURNE VIC 3977	\$720,000	24/07/2023
31 RUFFY DRIVE, CRANBOURNE VIC 3977	\$730,000	02/06/2023

This Statement of Information was prepared on: 21/09/2023