

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

41 HUNT CLUB BOULEVARD, 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)

Price Range: \$590,000 to \$620,000

### Median sale price

Median price

\$590,000

House

X

Unit

Suburb

CRANBOURNE  
EAST

Period

01 October 2017 to 31 March 2018

Source

  
pricfinder

### 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
25 HORSHAM DR, CRANBOURNE EAST, VIC 3977	\$607,000	11/12/2017
3 HOUNDSFORTH ST, CRANBOURNE EAST, VIC 3977	\$625,000	09/11/2017
21 STATELY DR, CRANBOURNE EAST, VIC 3977	\$615,000	03/01/2018