

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

22 Macpherson Circuit 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2020

to

31 Jan 2021

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

95 Nelson Street Cranbourne East VIC 3977	\$505,500	24-Sep-20
125 Lineham Drive Cranbourne East VIC 3977	\$600,000	16-Nov-20
21 Yellow Robin Circuit Cranbourne East VIC 3977	\$580,000	25-Aug-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.~~

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**95 Nelson Street Cranbourne East
VIC 3977**

4 2 2

Sold Price

\$505,500

Sold Date **24-Sep-20**

Distance **0.25km**



**125 Lineham Drive Cranbourne East
VIC 3977**

4 2 2

Sold Price

\$600,000

Sold Date **16-Nov-20**

Distance **0.44km**



**21 Yellow Robin Circuit Cranbourne
East VIC 3977**

3 2 2

Sold Price

\$580,000

Sold Date **25-Aug-20**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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