

# 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 41 Statesman 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)

Price Range

\$685,000

&

\$750,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/07/2020

to

30/06/2021

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
22 BEAGLE STREET, CRANBOURNE EAST VIC 3977	\$710,000	16/07/2021
2 SOLAR CLOSE, CRANBOURNE EAST VIC 3977	\$720,000	07/07/2021
23 PEISLEY CRESCENT, CRANBOURNE EAST VIC 3977	\$750,000	12/05/2021

This Statement of Information was prepared on: 05/08/2021