

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

2 REYNARD PLACE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,075

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2021

to

30 Apr 2022

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

8 ARDENT CRESCENT CRANBOURNE EAST VIC 3977	\$730,000	21-Apr-22
1 WINTON RETREAT CRANBOURNE EAST VIC 3977	\$720,000	29-Mar-22
9 FOXHOUND GROVE CRANBOURNE EAST VIC 3977	\$700,000	24-Feb-22

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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**8 ARDENT CRESCENT
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price ^{RS} **\$730,000** Sold Date **21-Apr-22**

Distance **0.47km**



**1 WINTON RETREAT
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$720,000** Sold Date **29-Mar-22**

Distance **0.76km**



**9 FOXHOUND GROVE
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price ^{RS} **\$700,000** Sold Date **24-Feb-22**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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