

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 Bonnell Grove 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2020

to

31 Oct 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

9 Artfield Street Cranbourne East VIC 3977	\$785,500	19-Sep-21
6 Chief Court Cranbourne East VIC 3977	\$830,000	02-Aug-21
8 Bankton Avenue Cranbourne East VIC 3977	\$770,000	07-Sep-21

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.~~

This Statement of Information was prepared on: 30 November 2021

Casey Estate Agents

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**9 Artfield Street Cranbourne East
VIC 3977**

Sold Price

\$785,500

Sold Date

19-Sep-21
 4  2  2

Distance

0.69km

**6 Chief Court Cranbourne East VIC
3977**

Sold Price

\$830,000

Sold Date

02-Aug-21
 4  2  2

Distance

0.7km

**8 Bankton Avenue Cranbourne East
VIC 3977**

Sold Price

\$770,000

Sold Date

07-Sep-21
 4  2  2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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