

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

1 HEATHER 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

Contact Agent

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Farm

Suburb

Cranbourne East

Period-from

01 Jan 2022

to

31 Dec 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

8A HEATHER GROVE CRANBOURNE EAST VIC 3977	\$2,450,000	12-Nov-21
185 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977	\$2,500,000	05-Feb-22
80S LINSELL BOULEVARD CRANBOURNE EAST VIC 3977	\$1,700,000	07-Aug-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: 20 January 2023



8A HEATHER GROVE CRANBOURNE EAST VIC 3977

4 1 -

Sold Price **\$2,450,000** Sold Date **12-Nov-21**

Distance **0.34km**

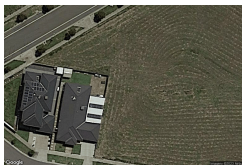


185 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977

4 1 -

Sold Price **\$2,500,000** Sold Date **05-Feb-22**

Distance **0.69km**



80S LINSELL BOULEVARD CRANBOURNE EAST VIC 3977

- - -

Sold Price **\$1,700,000** Sold Date **07-Aug-21**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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