

## 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

8 REYNARD PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2021

to

31 May 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

3 REYNARD PLACE CRANBOURNE EAST VIC 3977	\$675,000	04-Mar-22
31 ARCHERS FIELD DRIVE CRANBOURNE EAST VIC 3977	\$655,000	03-Feb-22
28 TYNDALL STREET CRANBOURNE EAST VIC 3977	\$663,000	16-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.~~

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**3 REYNARD PLACE CRANBOURNE  
EAST VIC 3977**

Sold Price

**\$675,000**

Sold Date

**04-Mar-22**

3

2

2

Distance

**0.06km**



**31 ARCHERS FIELD DRIVE  
CRANBOURNE EAST VIC 3977**

Sold Price

**\$655,000**

Sold Date

**03-Feb-22**

3

2

2

Distance

**0.19km**



**28 TYNDALL STREET  
CRANBOURNE EAST VIC 3977**

Sold Price

**\$663,000**

Sold Date

**16-Sep-21**

3

2

2

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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