

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

42 Tankard Drive 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2020

to

31 Jul 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

232 Casey Fields Boulevard Cranbourne East VIC 3977	\$660,000	02-Jul-21
47 Stately Drive Cranbourne East VIC 3977	\$670,000	01-Jul-21
62 Haflinger Avenue Cranbourne East VIC 3977	\$695,800	09-Jun-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: 04 August 2021

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232 Casey Fields Boulevard Cranbourne East VIC 3977

4 2 2

Sold Price

^{RS} \$660,000

Sold Date

02-Jul-21

Distance

0.38km



47 Stately Drive Cranbourne East VIC 3977

4 2 2

Sold Price

^{RS} \$670,000

Sold Date

01-Jul-21

Distance

0.47km



62 Haflinger Avenue Cranbourne East VIC 3977

4 2 2

Sold Price

^{RS} \$695,800

Sold Date

09-Jun-21

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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