

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Thenford Close 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

\$525,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 May 2018

to

30 Apr 2019

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 six 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

27 Dash Drive Cranbourne East VIC 3977	\$550,000	08-Jan-19
58 Tangemere Way Cranbourne East VIC 3977	\$575,000	01-Apr-19
6 Howden Street Cranbourne East VIC 3977	\$530,000	11-Mar-19

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 six months.~~

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27 Dash Drive Cranbourne East VIC 3977

Sold Price

\$550,000

Sold Date

08-Jan-19



3



2



2

Distance

0.33km



58 Tangemere Way Cranbourne East VIC 3977

Sold Price

\$575,000

Sold Date

01-Apr-19



3



2



2

Distance

0.77km



6 Howden Street Cranbourne East VIC 3977

Sold Price

^{RS} **\$530,000**

Sold Date

11-Mar-19



3



2



2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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