

## 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

5 RAMMER WAY CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2022

to

30 Sep 2023

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

6 HOWE WAY CRANBOURNE EAST VIC 3977	\$990,000	26-Aug-23
104 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$800,000	02-Aug-23
74 HAFLINGER AVENUE CRANBOURNE EAST VIC 3977	\$780,000	20-Sep-23

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: 02 October 2023



**6 HOWE WAY CRANBOURNE EAST VIC 3977**

Sold Price <sup>RS</sup> **\$990,000** Sold Date **26-Aug-23**

4 2 2

Distance **0.12km**



**104 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977**

Sold Price **\$800,000** Sold Date **02-Aug-23**

4 2 2

Distance **0.55km**



**74 HAFLINGER AVENUE CRANBOURNE EAST VIC 3977**

Sold Price <sup>RS</sup> **\$780,000** Sold Date **20-Sep-23**

3 2 4

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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