

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	55 Archers Field Drive, Cranbourne East, VIC 3977
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$730,000	&	\$770,000
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Median sale price

Median price	\$715,000	Property Type	House	Suburb	Cranbourne East (3977)
Period - From	01/07/2023	to	31/12/2023	Source	Pricefinder.com.au

Comparable property sales

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
15 TATTLE GROVE, CRANBOURNE EAST VIC 3977	\$770,000	12/03/2024
6 ARDENT CRESCENT, CRANBOURNE EAST VIC 3977	\$750,000	01/12/2023
37 CHALLENGER CIRCUIT, CRANBOURNE EAST VIC 3977	\$757,000	01/11/2023

This Statement of Information was prepared on: 11/04/2024