

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

9 AFFLECK STREET 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2023

to

30 Nov 2024

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

100 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977	\$738,000	24-Jan-24
17 PITFIELD AVENUE CRANBOURNE EAST VIC 3977	\$720,000	13-May-24

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: 10 December 2024



**100 DARTMOOR DRIVE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$738,000** Sold Date **24-Jan-24**

Distance **0.14km**



**17 PITFIELD AVENUE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$720,000** Sold Date **13-May-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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