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

6 TYNDALL 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 \$669,000 & \$719,000	\$719,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$685,000	Prope	erty type H		House	Suburb	Cranbourne East
Period-from	01 Aug 2021	to	31 Jul 2022		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
35 GREENAWAY TERRACE CRANBOURNE EAST VIC 3977	\$700,000	20-Apr-22
19 ARROW ROAD CRANBOURNE EAST VIC 3977	\$735,000	05-Apr-22
21 BIRDWELL DRIVE CRANBOURNE EAST VIC 3977	\$730,000	04-Apr-22

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: 15 August 2022





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35 GREENAWAY TERRACE CRANBOURNE EAST VIC 3977

₾ 2 ⇔ 2 Sold Price

\$700,000 Sold Date 20-Apr-22

Distance 0.23km



19 ARROW ROAD CRANBOURNE **EAST VIC 3977**

₾ 2 😞 2

= 4

Sold Price

\$735,000 Sold Date 05-Apr-22

Distance 0.4km

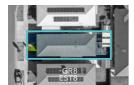


21 BIRDWELL DRIVE **CRANBOURNE EAST VIC 3977**

= 4 ₽ 2 aggregation 2 Sold Price

\$730,000 Sold Date 04-Apr-22

Distance 0.55km



4 AAYANA STREET CRANBOURNE Sold Price **EAST VIC 3977**

■ 4 ₾ 2 ⇔ 2

\$705,000 Sold Date 20-Mar-22

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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