

## 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

6 Saunton Drive Cranbourne 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

\$550,000

&

\$569,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

\*House

X

\*Unit

Suburb

Cranbourne

Period-from

01 Oct 2017

to

30 Sep 2018

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

20 Brookland Greens Boulevard Cranbourne VIC 3977

\$645,000

20-Jun-18

10 Silverstone Drive Cranbourne VIC 3977

\$655,000

24-Aug-17

3 Ganton Grove Cranbourne VIC 3977

\$650,000

16-Oct-17

#### 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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20 Brookland Greens Boulevard  
Cranbourne VIC 3977

Sold Price

\$645,000

Sold Date 20-Jun-18

4 2 2

Distance 0.21km



10 Silverstone Drive Cranbourne  
VIC 3977

Sold Price

\$655,000

Sold Date 24-Aug-17

4 2 2

Distance 0.23km



3 Ganton Grove Cranbourne VIC  
3977

Sold Price

\$650,000

Sold Date 16-Oct-17

4 2 2

Distance 0.23km



23 Ferndown Drive Cranbourne VIC  
3977

Sold Price

\$635,000

Sold Date 08-Feb-18

4 2 2

Distance 0.42km



12 Durnoch Place Cranbourne VIC  
3977

Sold Price

\$640,000

Sold Date 15-Feb-18

4 2 2

Distance 0.43km



4 Ferndown Drive Cranbourne VIC  
3977

Sold Price

\$650,000

Sold Date 28-Apr-18

4 2 2

Distance 0.53km



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6 Dunferline Crescent Cranbourne  
VIC 3977

Sold Price

\$640,000

Sold Date

22-Jan-18

4 2 2

Distance

0.66km



14 St Mellion Court Cranbourne VIC  
3977

Sold Price

\$635,000

Sold Date

30-Jul-17

4 2 2

Distance

0.86km



5 Norwood Court Cranbourne VIC  
3977

Sold Price

\$622,500

Sold Date

31-Aug-18

4 2 2

Distance

3.92km



6 Cemetine Terrace Cranbourne  
VIC 3977

Sold Price

\$630,000

Sold Date

01-Feb-18

4 2 2

Distance

3.97km



14 Ebony Street Cranbourne VIC  
3977

Sold Price

\$635,000

Sold Date

01-Aug-17

4 2 2

Distance

4.09km



47 Pepperbush Circuit Cranbourne  
VIC 3977

Sold Price

\$632,000

Sold Date

21-Mar-18

4 2 2

Distance

4.19km



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8 Nile Crescent Cranbourne VIC 3977

Sold Price

\$625,000

Sold Date 27-Mar-18

4 2 2

Distance 4.22km



90 Pepperbush Circuit Cranbourne VIC 3977

Sold Price

\$655,000

Sold Date 02-Mar-18

4 2 2

Distance 4.33km



10 Pepperbush Circuit Cranbourne VIC 3977

Sold Price

\$625,000

Sold Date 24-May-18

4 2 2

Distance 4.41km



3 Dryandra Place Cranbourne VIC 3977

Sold Price

\$640,000

Sold Date 29-Nov-17

4 2 2

Distance 4.45km



11 Flametree Circuit Cranbourne VIC 3977

Sold Price

\$655,000

Sold Date 18-Oct-17

4 2 2

Distance 4.58km



26 Boronia Avenue Cranbourne VIC 3977

Sold Price

\$630,000

Sold Date 29-Mar-18

4 2 2

Distance 4.64km



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5 Forest Oak Court Cranbourne VIC Sold Price \$635,000 Sold Date 06-Nov-17  
3977

4 2 2

Distance 4.68km



15 Broadleaf Way Cranbourne VIC Sold Price \$625,000 Sold Date 03-Feb-18  
3977

4 2 2

Distance 4.74km

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