

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

36 Benedetto Crescent 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 Dec 2017

to

30 Nov 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

9 Blue Bush Way Cranbourne East VIC 3977	\$518,000	16-Jun-18
11 Tyndall Street Cranbourne East VIC 3977	\$497,000	11-Jul-18
7 Pipetrack Circuit Cranbourne East VIC 3977	\$540,000	30-Apr-18

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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**9 Blue Bush Way Cranbourne East
VIC 3977**
 3  2  2

Sold Price

\$518,000

Sold Date

16-Jun-18

Distance

0.5km

**11 Tyndall Street Cranbourne East
VIC 3977**
 3  2  1

Sold Price

\$497,000

Sold Date

11-Jul-18

Distance

1.37km

**7 Pipetrack Circuit Cranbourne East
VIC 3977**
 3  2  2

Sold Price

\$540,000

Sold Date

30-Apr-18

Distance

1.65km

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