

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 Canopy Grove 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2020

to

31 Aug 2021

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

17 Mossey Crescent Cranbourne East VIC 3977	\$597,000	24-Jun-21
15 Birdwell Drive Cranbourne East VIC 3977	\$590,000	03-Aug-21

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: 04 September 2021

Casey Estate Agents

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17 Mossey Crescent Cranbourne East VIC 3977

3 2 1

Sold Price

\$597,000

Sold Date

24-Jun-21

Distance

0.74km



15 Birdwell Drive Cranbourne East VIC 3977

3 2 1

Sold Price

^{RS} **\$590,000**

Sold Date

03-Aug-21

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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