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 Ezra 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	\$640,000	&	\$704,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$615,000	Prop	erty type		House	Suburb	Cranbourne East
Period-from	01 Sep 2020	to	31 Aug 2	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		
146 Lineham Drive Cranbourne East VIC 3977	\$699,000	22-May-21		
86 Elmslie Drive Cranbourne East VIC 3977	\$680,000	11-Aug-21		
74 Heybridge Street Clyde VIC 3978	\$672,000	06-Jul-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: 29 September 2021



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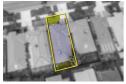


Ahmad Zafari

- P 0359961666
- M 0469207026
- E azafari@bigginscott.com.au



	146 Lin VIC 391		rive Cranbourne Ea	ast Sold Price	\$699,000	Sold Date	22-May-21
-	昌 4	2	⇔ 2			Distance	0.37km



A	86 Elm VIC 39		e Cranbourne East	Sold Price	^{rs} \$680,000 S	old Date	11-Aug-21
a all	圔 4	2	ç⇒ ²		D	oistance	0.93km



74 Heybridge Street Clyde VIC 3978	Sold Price	\$672,000 Sold Date	06-Jul-21
🛱 4 🌦 2 👝 2		Distance	1.86km

RS = Recent sale UN = Undisclosed Sale

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