

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

34 Royaloak 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

\$581,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2019

to

29 Feb 2020

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

7 Canopy Grove Cranbourne East VIC 3977	\$592,500	06-Jan-20
66 Royaloak Crescent Cranbourne East VIC 3977	\$592,000	24-Feb-20
3 Janice Terrace Cranbourne East VIC 3977	\$630,000	31-Oct-19

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: 19 March 2020



**7 Canopy Grove Cranbourne East
VIC 3977**

Sold Price

\$592,500

Sold Date

06-Jan-20



4



2



2

Distance

0.23km



**66 Royaloak Crescent Cranbourne
East VIC 3977**

Sold Price

\$592,000

Sold Date

24-Feb-20



4



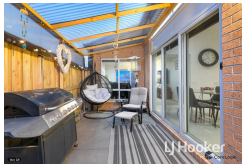
2



2

Distance

0.24km



**3 Janice Terrace Cranbourne East
VIC 3977**

Sold Price

\$630,000

Sold Date

31-Oct-19



4



2



2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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