

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

7 CEDARBANK COURT 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

\$799,000

&

\$878,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2023

to

30 Apr 2024

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

8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$870,000	23-Feb-24
22 CELTIC DRIVE CRANBOURNE EAST VIC 3977	\$800,000	28-Feb-24
13 BURCHILL AVENUE CRANBOURNE EAST VIC 3977	\$840,000	17-May-24

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.~~

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**8 NEWINGTON DRIVE
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$870,000** Sold Date **23-Feb-24**

Distance **0.18km**



**22 CELTIC DRIVE CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price **\$800,000** Sold Date **28-Feb-24**

Distance **0.48km**



**13 BURCHILL AVENUE
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$840,000** Sold Date **17-May-24**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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