

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

10 HARE MEWS 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne East

Period-from

01 Oct 2021

to

30 Sep 2022

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

2 EASTER WAY CRANBOURNE EAST VIC 3977	\$595,000	06-Apr-22
49 VILLAGER STREET CRANBOURNE EAST VIC 3977	\$580,000	11-May-22
32 SPIRIT BOULEVARD CRANBOURNE EAST VIC 3977	\$580,000	24-Jan-22

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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**2 EASTER WAY CRANBOURNE
EAST VIC 3977**

3 2 1

Sold Price **\$595,000** Sold Date **06-Apr-22**

Distance **1.5km**



**49 VILLAGER STREET
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$580,000** Sold Date **11-May-22**

Distance **3.91km**



**32 SPIRIT BOULEVARD
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price Sold Date **24-Jan-22**

Distance **3.97km**

RS = Recent sale UN = Undisclosed Sale

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