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

Period-from

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 ap	olicable)				
Median Price	\$500,000	Property type	Unit	Suburb	Cranbourne East

30 Sep 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2021

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.

to

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.

This Statement of Information was prepared on: 28 October 2022



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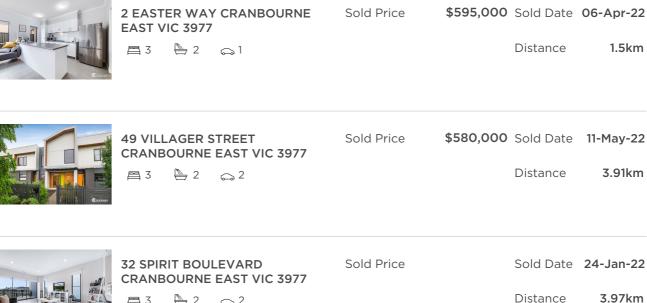
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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