# 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
<b>Median sale price</b> (*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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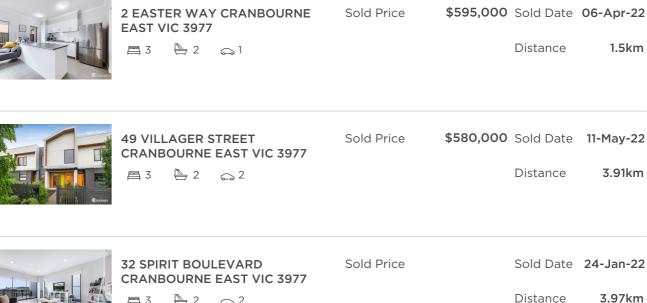
consumer.vic.gov.au



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

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