

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

3 SUNDEW AVENUE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2022

to

31 Jul 2023

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

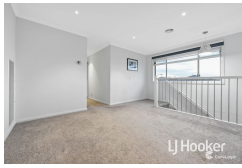
5 DEEGAN WAY CRANBOURNE EAST VIC 3977	\$725,000	21-Feb-23
44 ADRIAN STREET CRANBOURNE EAST VIC 3977	\$624,000	04-May-23

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: 11 August 2023

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5 DEEGAN WAY CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$725,000** Sold Date **21-Feb-23**

Distance **0.13km**



44 ADRIAN STREET CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **\$624,000** Sold Date **04-May-23**

Distance **0.18km**

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

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