

## 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

9 TATTLE GROVE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2023

to

31 Jul 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

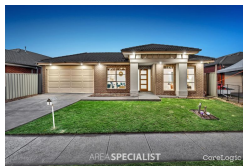
Date of sale

5 WATERLOO ROAD CRANBOURNE EAST VIC 3977	\$820,000	12-Jul-24
37 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977	\$800,000	04-Jul-24
49 MCEWAN DRIVE CRANBOURNE EAST VIC 3977	\$826,000	19-Jul-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.~~

This Statement of Information was prepared on: 29 August 2024



## 5 WATERLOO ROAD CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**12-Jul-24**

Distance

**0.32km**



## 37 BATHGATE CRESCENT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**04-Jul-24**

Distance

**1.09km**



## 49 MCEWAN DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$826,000**

Sold Date

**19-Jul-24**

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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