

## 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

11 GREENAWAY TERRACE 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2022

to

31 Aug 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

6 JUTLAND CLOSE CLYDE NORTH VIC 3978	\$625,000	29-Mar-23
44 ADRIAN STREET CRANBOURNE EAST VIC 3977	\$624,000	04-May-23
28 SELANDRA BOULEVARD CLYDE NORTH VIC 3978	\$610,000	31-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: 07 September 2023

Casey Estate Agents

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**6 JUTLAND CLOSE CLYDE NORTH  
VIC 3978**

Sold Price

**\$625,000**

Sold Date

**29-Mar-23**



3



2



2

Distance

**1.96km**



**44 ADRIAN STREET CRANBOURNE  
EAST VIC 3977**

Sold Price

**\$624,000**

Sold Date

**04-May-23**



3



2



2

Distance

**1.79km**



**28 SELANDRA BOULEVARD CLYDE  
NORTH VIC 3978**

Sold Price

**\$610,000**

Sold Date

**31-May-23**



3



2



2

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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