

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

18 HAWKESEYE WAY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2022

to

30 Apr 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

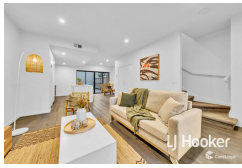
37 VILLAGER STREET CRANBOURNE EAST VIC 3977	\$560,000	01-Feb-23
59 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977	\$590,000	25-Feb-23
38 HAFLINGER AVENUE CLYDE NORTH VIC 3978	\$570,000	18-Apr-23

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: 12 May 2023

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**37 VILLAGER STREET
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$560,000** Sold Date **01-Feb-23**

Distance **1.61km**



**59 DARTMOOR DRIVE
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$590,000** Sold Date **25-Feb-23**

Distance **1.59km**



**38 HAFLINGER AVENUE CLYDE
NORTH VIC 3978**

 3  2  1

Sold Price ^{RS} **\$570,000** Sold Date **18-Apr-23**

Distance **0.94km**

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

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