

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 31 Octagonal Street, Cranbourne East, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,299,000 & \$1,399,000

Median sale price

Median price \$714,500 Property Type House Suburb Cranbourne East (3977)

Period - From 01/04/2023 to 30/09/2023 Source Pricefinder

Comparable property sales

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 six months.

This Statement of Information was prepared on: 25/10/2023