

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

75 Broad Oak Drive 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

\$680,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2021

to

31 Jan 2022

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

4 McEwan Drive Cranbourne East VIC 3977	\$710,000	03-Oct-21
35 Bowyer Avenue Cranbourne East VIC 3977	\$750,000	04-Oct-21
50 Elmslie Drive Cranbourne East VIC 3977	\$745,000	22-Dec-21

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: 25 February 2022



**4 McEwan Drive Cranbourne East
VIC 3977**

 4  2  2

Sold Price

\$710,000

Sold Date

03-Oct-21

Distance

1.43km



**35 Bowyer Avenue Cranbourne
East VIC 3977**

 4  2  2

Sold Price

\$750,000

Sold Date

04-Oct-21

Distance

0.24km



**50 Elmslie Drive Cranbourne East
VIC 3977**

 4  2  2

Sold Price

^{RS} **\$745,000**

Sold Date

22-Dec-21

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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