

## 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

12 ARROW ROAD CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2021

to

31 Aug 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

8 REYNARD PLACE CRANBOURNE EAST VIC 3977	\$680,000	11-Jun-22
7 PIPETRACK CIRCUIT CRANBOURNE EAST VIC 3977	\$694,000	30-May-22
65 BROAD OAK DRIVE CRANBOURNE EAST VIC 3977	\$683,000	13-Jun-22

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: 17 September 2022



**8 REYNARD PLACE CRANBOURNE  
EAST VIC 3977**

 3  2  2

Sold Price

**\$680,000**

Sold Date

**11-Jun-22**

Distance

**0.64km**



**7 PIPETRACK CIRCUIT  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

**\$694,000**

Sold Date

**30-May-22**

Distance

**0.84km**



**65 BROAD OAK DRIVE  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price

**\$683,000**

Sold Date

**13-Jun-22**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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