

## 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

24 QUATTRO AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 TINNADICE ROAD CRANBOURNE EAST VIC 3977	\$1,065,000	27-May-24
18 QUATTRO AVENUE CRANBOURNE EAST VIC 3977	\$1,010,000	26-Sep-24
6 WINTON RETREAT CRANBOURNE EAST VIC 3977	\$1,030,000	26-Jul-24

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.~~

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**5 TINNADICE ROAD CRANBOURNE EAST VIC 3977** Sold Price **\$1,065,000** Sold Date **27-May-24**

5 2 2

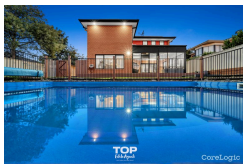
Distance **0.6km**



**18 QUATTRO AVENUE CRANBOURNE EAST VIC 3977** Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **26-Sep-24**

5 3 2

Distance **0.05km**



**6 WINTON RETREAT CRANBOURNE EAST VIC 3977** Sold Price <sup>RS</sup> **\$1,030,000** <sup>UN</sup> Sold Date **26-Jul-24**

5 3 2

Distance **1.94km**

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

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