

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

11 EASTER 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2021

to

30 Nov 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 DARTNELL STREET CRANBOURNE EAST VIC 3977	\$615,000	09-Sep-22
144 LINEHAM DRIVE CRANBOURNE EAST VIC 3977	\$617,000	22-Jul-22
18 GODFREY AVENUE CRANBOURNE EAST VIC 3977	\$595,000	12-Oct-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: 28 December 2022

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Ray White

By registering your details you will be informed of any updates, changes or cancellations about the property.
If you do not register for an inspection fee, the inspection may not proceed.

1. Click book an inspection
2. Click in the list
3. Choose a time listed
4. Fill in your details
5. Click register inspection

If none of the listed times are available, simply click times not suitable and we will be in contact with the next available time.

Don't miss out!
Book an inspection today by registering your details.

 3 2 2

\$615,000 Sold Date **09-Sep-22**

Distance 0.41km



 3 2 1

\$617,000 Sold Date **22-Jul-22**

Distance 1.08km



 3 2 1

\$595,000 Sold Date **12-Oct-22**

Distance 1.25km

UN = Undisclosed Sale

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