

## 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

7 SPENCER CIRCUIT CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2022

to

31 Aug 2023

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 STAG CLOSE CRANBOURNE EAST VIC 3977	\$880,000	28-Aug-23
15 STATESMAN CIRCUIT CRANBOURNE EAST VIC 3977	\$770,000	07-May-23

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: 06 September 2023

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## 8 STAG CLOSE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

RS

**\$880,000**

Sold Date

**28-Aug-23**

Distance

**0.23km**



## 15 STATESMAN CIRCUIT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

**\$770,000**

Sold Date

**07-May-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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