

## 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

39 COLLISON 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

\$2,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,075

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2021

to

30 Apr 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 GARDEN STREET CRANBOURNE EAST VIC 3977	\$2,200,000	25-Mar-22
185 BERWICK-CRANBOURNE ROAD CRANBOURNE EAST VIC 3977	\$2,500,000	05-Feb-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: 11 May 2022

Casey Estate Agents

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**4 GARDEN STREET CRANBOURNE  
EAST VIC 3977**

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Sold Price <sup>RS</sup> **\$2,200,000** <sup>UN</sup>

Sold Date **25-Mar-22**

Distance **0.26km**



**185 BERWICK-CRANBOURNE  
ROAD CRANBOURNE EAST VIC  
3977**

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Sold Price <sup>RS</sup> **\$2,500,000** <sup>UN</sup>

Sold Date **05-Feb-22**

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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