

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Cromwell Lane 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 Sep 2018

to

31 Aug 2019

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

77 Scotsdale Drive Cranbourne East VIC 3977	\$555,000	25-Jun-19
7 Thenford Close Cranbourne East VIC 3977	\$540,000	21-May-19
58 Tangemere Way Cranbourne East VIC 3977	\$575,000	01-Apr-19

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: 04 September 2019

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77 Scotsdale Drive Cranbourne East VIC 3977 Sold Price

RS

\$555,000

Sold Date

25-Jun-19

 3
  2
  2

Distance

0.51km


7 Thenford Close Cranbourne East VIC 3977 Sold Price

\$540,000

Sold Date

21-May-19

 3
  2
  2

Distance

0.6km


58 Tangemere Way Cranbourne East VIC 3977 Sold Price

\$575,000

Sold Date

01-Apr-19

 3
  2
  2

Distance

1.34km

58 Tangemere Way, Cranbourne East
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RS = Recent sale

UN = Undisclosed Sale

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