

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

9 HARGOOD PLACE 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2021

to

31 Jul 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

9 COTTLE DRIVE CLYDE VIC 3978	\$645,000	02-Dec-21
40 VENTASSO STREET CLYDE NORTH VIC 3978	\$653,000	08-Feb-22
14 GINGERA STREET CLYDE NORTH VIC 3978	\$640,000	01-Jul-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: 18 August 2022



9 COTTLE DRIVE CLYDE VIC 3978

Sold Price

\$645,000

Sold Date

02-Dec-21

4 2 2

Distance

1.49km



**40 VENTASSO STREET CLYDE
NORTH VIC 3978**

Sold Price

\$653,000

Sold Date

08-Feb-22

4 2 2

Distance

2.44km



**14 GINGERA STREET CLYDE
NORTH VIC 3978**

Sold Price

\$640,000

Sold Date

01-Jul-22

4 2 2

Distance

4.78km

RS = Recent sale

UN = Undisclosed Sale

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