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Statement of Information

21 JAGGER CIRCUIT, CRANBOURNE EAST, VIC 3977

Prepared by John Lynch, Finning First National, Phone: 0488 333 001

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

21 JAGGER CIRCUIT, CRANBOURNE EAST, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$699950

Median sale price

Median price

\$710,000

Property type

House

Suburb

CRANBOURNE
EAST

Period

01 April 2022 to 31 March 2023

Source


pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

| | | |
|--|------------|------------|
| 11 JAGGER CCT, CRANBOURNE EAST, VIC 3977 | *\$650,000 | 17/05/2023 |
| 9 OMEARA CRES, CRANBOURNE EAST, VIC 3977 | *\$715,000 | 26/03/2023 |
| 41 BOONWURRUNG ST, CRANBOURNE EAST, VIC 3977 | \$687,000 | 12/01/2023 |

This Statement of Information was prepared on:

01/06/2023