

## 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 Fetlock Lane 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2020

to

30 Sep 2021

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

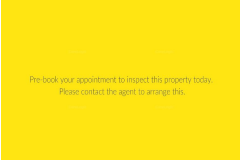











Date of sale

3 Sargent Street Cranbourne East VIC 3977	\$765,000	05-Aug-21
11 Reynard Place Cranbourne East VIC 3977	\$750,000	22-Jun-21
4 Fetlock Lane Cranbourne East VIC 3977	\$720,000	08-Jul-21

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: 01 October 2021

 <p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	<b>3 Sargent Street Cranbourne East VIC 3977</b>	Sold Price	<b>\$765,000</b>	Sold Date	<b>05-Aug-21</b>
	 4  2  2			Distance	<b>0.94km</b>
	<b>11 Reynard Place Cranbourne East VIC 3977</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>22-Jun-21</b>
	 4  2  2			Distance	<b>1.05km</b>
	<b>4 Fetlock Lane Cranbourne East VIC 3977</b>	Sold Price	<b>\$720,000</b>	Sold Date	<b>08-Jul-21</b>
	 4  2  3			Distance	<b>0.06km</b>

RS = Recent sale

UN = Undisclosed Sale

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