

## 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

22 Vasello Circuit Cranbourne South 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Jan 2021

to

31 Dec 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

6 Dandy Drive Cranbourne South VIC 3977	\$765,000	21-Oct-21
17 Cilroy Crescent Cranbourne South VIC 3977	\$835,000	29-Nov-21
2 Amarillo Drive Cranbourne South VIC 3977	\$990,000	10-Oct-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: 19 January 2022



**6 Dandy Drive Cranbourne South  
VIC 3977**

 4  2  4

Sold Price

<sup>RS</sup>

**\$765,000**

Sold Date

**21-Oct-21**

Distance

**0.48km**



**17 Cilroy Crescent Cranbourne  
South VIC 3977**

 4  2  2

Sold Price

**\$835,000**

Sold Date

**29-Nov-21**

Distance

**0.46km**



**2 Amarillo Drive Cranbourne South  
VIC 3977**

 4  2  2

Sold Price

**\$990,000**

Sold Date

**10-Oct-21**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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