Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address	54 Annabella Street, Cranbourne East Vic 3977
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$549,950
Single price	\$549,950

Median sale price

Median price \$555,000	Pro	pperty Type Ho	use	Suburb	Cranbourne East
Period - From 13/09/20	18 to	12/09/2019	Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	38 Gemma St CRANBOURNE EAST 3977	\$559,000	31/07/2019
2	8 Dartnell St CRANBOURNE EAST 3977	\$555,000	23/05/2019
3	38 Quattro Av CRANBOURNE EAST 3977	\$540,001	28/03/2019

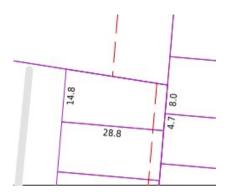
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16	/09/2019
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Indicative Selling Price \$549,950 **Median House Price** 13/09/2018 - 12/09/2019: \$555,000

Comparable Properties



38 Gemma St CRANBOURNE EAST 3977 (REI/VG)

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Price: \$559,000 Method: Private Sale Date: 31/07/2019 Rooms: 6

Property Type: House Land Size: 435 sqm approx **Agent Comments**

8 Dartnell St CRANBOURNE EAST 3977 (VG)



Price: \$555.000 Method: Sale Date: 23/05/2019

Property Type: House (Res) Land Size: 392 sqm approx

Agent Comments

38 Quattro Av CRANBOURNE EAST 3977 (VG) Agent Comments

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Price: \$540,001 Method: Sale Date: 28/03/2019

Property Type: House (Res) Land Size: 399 sqm approx

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