

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

54 Annabella Street, 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)

Single price

\$549,950

### Median sale price

Median price

\$555,000

Property Type

House

Suburb

Cranbourne East

Period - From

13/09/2018

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	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 comparable properties 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



**Property Type:**  
**Agent Comments**

**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)**

**Agent Comments**



**Price:** \$559,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 435 sqm approx

**8 Dartnell St CRANBOURNE EAST 3977 (VG)**

**Agent Comments**



**Price:** \$555,000  
**Method:** Sale  
**Date:** 23/05/2019  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx

**38 Quattro Av CRANBOURNE EAST 3977 (VG)**

**Agent Comments**



**Price:** \$540,001  
**Method:** Sale  
**Date:** 28/03/2019  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx