

# 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

**28 Sunstone Street Cranbourne VIC 3977**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$695,000

&

\$735,000

### Median sale price

Median price

\$710,000

Property type

House

Suburb

Cranbourne

Period - From

01/02/2023

to

31/01/2024

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 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. 15 Criterion Way, Cranbourne East, Vic 3977	\$749,999	13/09/2023
2. 4 Almondbank Road, Cranbourne East, Vic 3977	\$760,000	30/10/2023
3. 42 Genevieve Circuit Cranbourne East Vic 3977	\$760,000	21/08/2023

This Statement of Information was prepared on: 12/02/2024