

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 BEAGLE STREET CRANBOURNE EAST VIC 3977

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2023

to

31 Oct 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 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

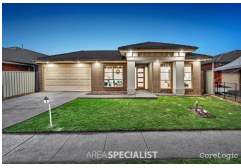
Date of sale

5 WATERLOO ROAD CRANBOURNE EAST VIC 3977	\$820,000	12-Jul-24
6 HEALES ROAD CRANBOURNE EAST VIC 3977	\$800,000	29-Jul-24
2 QUATTRO AVENUE CRANBOURNE EAST VIC 3977	\$860,000	07-Oct-24

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: 08 November 2024



**5 WATERLOO ROAD
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$820,000** Sold Date **12-Jul-24**

Distance **0.49km**



**6 HEALES ROAD CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price **\$800,000** Sold Date **29-Jul-24**

Distance **0.97km**

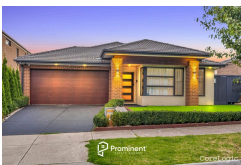


**2 QUATTRO AVENUE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price ^{RS} **\$860,000** Sold Date **07-Oct-24**

Distance **1.09km**



**7 CEDARBANK COURT
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$858,000** Sold Date **14-Jun-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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