

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

42 Newington Drive, Cranbourne East Vic 3977

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Cranbourne East

Period - From

14/12/2022

to

13/12/2023

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	11 Greenaway Tce CRANBOURNE EAST 3977	\$595,000	24/09/2023
2	8 Mossman Dr CRANBOURNE EAST 3977	\$595,000	10/10/2023
3	9 Maddock Dr CRANBOURNE EAST 3977	\$590,000	02/10/2023

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:

14/12/2023 13:45

42 Newington Drive, Cranbourne East Vic 3977



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$579,000

Median House Price

14/12/2022 - 13/12/2023: \$715,000



3 2 1

Property Type: House (Res)

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



11 Greenaway Tce CRANBOURNE EAST 3977 (REI) Agent Comments

3 2 1

Price: \$595,000

Method: Private Sale

Date: 24/09/2023

Property Type: House

Land Size: 300 sqm approx



8 Mossman Dr CRANBOURNE EAST 3977 (REI) Agent Comments

3 2 1

Price: \$595,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 300 sqm approx



9 Maddock Dr CRANBOURNE EAST 3977 (REI) Agent Comments

3 2 1

Price: \$590,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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