

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

3 Andy Lane 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

\$356,250

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

*House

*Unit

Suburb

Cranbourne East

Period-from

01 Sep 2017

to

31 Aug 2018

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

31 Eliburn Drive Cranbourne East VIC 3977	\$425,000	03-Jul-18
6 Biferno Crescent Cranbourne East VIC 3977	\$385,000	08-Apr-18
3 Biferno Crescent Cranbourne East VIC 3977	\$365,000	07-Jun-18

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.~~

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31 Eliburn Drive Cranbourne East VIC 3977

Sold Price **\$425,000** Sold Date **03-Jul-18**

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Distance **0.96km**



6 Biferno Crescent Cranbourne East VIC 3977

Sold Price **\$385,000** Sold Date **08-Apr-18**

 4  2  2

Distance **1.17km**



3 Biferno Crescent Cranbourne East VIC 3977

Sold Price **\$365,000** Sold Date **07-Jun-18**

 4  2  2

Distance **1.22km**

29 Ezra Street Cranbourne East VIC 3977

Sold Price **\$302,000** Sold Date **18-Jun-18**

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Distance **0.18km**

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