

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

9 AVALON CRESCENT 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

\$685,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2023

to

30 Nov 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

2 PIPETRACK CIRCUIT CRANBOURNE EAST VIC 3977	\$730,000	03-Aug-24
11 BEAUCHAMP WAY CRANBOURNE EAST VIC 3977	\$710,000	15-Oct-24
11 GWENTON AVENUE CRANBOURNE EAST VIC 3977	\$725,000	04-Aug-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.~~

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**2 PIPETRACK CIRCUIT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$730,000** Sold Date **03-Aug-24**

Distance **0.06km**

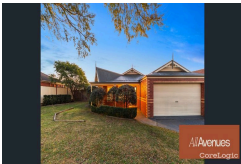


**11 BEAUCHAMP WAY
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$710,000** Sold Date **15-Oct-24**

Distance **0.6km**



**11 GWENTON AVENUE
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$725,000** Sold Date **04-Aug-24**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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