

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 SARGENT 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2022

to

30 Nov 2023

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

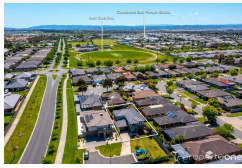
Date of sale

18 STAG CLOSE CRANBOURNE EAST VIC 3977	\$850,000	15-Sep-23
13 CORTAJALLA AVENUE CLYDE NORTH VIC 3978	\$880,000	29-Sep-22
34 PLYMOUTH BOULEVARD CLYDE NORTH VIC 3978	\$820,000	21-Jun-23

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: 13 December 2023


**18 STAG CLOSE CRANBOURNE
EAST VIC 3977**
 4  2  2

Sold Price

\$850,000

Sold Date

15-Sep-23

Distance

1.08km

**13 CORTAJALLA AVENUE CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

\$880,000

Sold Date

29-Sep-22

Distance

3.02km

**34 PLYMOUTH BOULEVARD
CLYDE NORTH VIC 3978**
 4  2  2

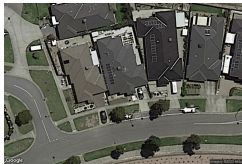
Sold Price

\$820,000

Sold Date

21-Jun-23

Distance

2.15km

**8 MANNAVUE BOULEVARD
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

- Sold Date

17-Sep-22

Distance

2.6km
RS = Recent sale

UN = Undisclosed Sale

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