

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 47 Kingdom Drive, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$550,000

&

\$570,000

Median sale price

Median price

\$501,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

28/04/2020

to

03/06/2020

Source

Realestate.com.au

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 MERRIJIG AVENUE, CRANBOURNE VIC 3977	\$570,000	26/04/2020
31 BELLARINE DRIVE, CRANBOURNE VIC 3977	\$565,000	21/02/2020
4 CLEOPATRA DRIVE, CRANBOURNE VIC 3977	\$550,000	24/05/2020

This Statement of Information was prepared on: 28/07/2020