

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

11 Tankard Drive 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2019

to

30 Nov 2020

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

3 Coven Heath Cranbourne East VIC 3977	\$721,000	27-Apr-20
15 Gatehouse Parade Cranbourne East VIC 3977	\$730,000	03-Jul-20
25 Emmer Green Retreat Cranbourne East VIC 3977	\$780,000	30-Jul-20

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: 08 December 2020



OBrien Real Estate

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3 Coven Heath Cranbourne East VIC 3977

4 2 2

Sold Price

\$721,000

Sold Date **27-Apr-20**

Distance **0.45km**



15 Gatehouse Parade Cranbourne East VIC 3977

5 2 2

Sold Price

\$730,000

Sold Date **03-Jul-20**

Distance **0.85km**



25 Emmer Green Retreat Cranbourne East VIC 3977

4 2 2

Sold Price

^{RS} **\$780,000**

Sold Date **30-Jul-20**

Distance **1.05km**



26 Hackney Circuit Clyde North VIC 3978

4 2 2

Sold Price

\$730,000

Sold Date **18-Aug-20**

Distance **1.64km**



8 Macpherson Circuit Cranbourne East VIC 3977

4 3 2

Sold Price

\$715,000

Sold Date **09-Oct-20**

Distance **2.03km**



2 Bandit Grove Cranbourne East VIC 3977

5 2 2

Sold Price

\$705,000

Sold Date **11-May-20**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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**13 Shelburn Way Cranbourne East
VIC 3977**

Sold Price

Sold Date **09-Jun-20**

4 2 2

Distance **1.94km**



**38 Clydevale Avenue Clyde North
VIC 3978**

Sold Price

\$710,000

Sold Date **28-May-20**

4 2 2

Distance **2.3km**

RS = Recent sale

UN = Undisclosed Sale

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