

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

6 BLACK CAESAR 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2022

to

30 Sep 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

6 HOWE WAY CRANBOURNE EAST VIC 3977	\$990,000	26-Aug-23
14 DUCE STREET CRANBOURNE EAST VIC 3977	\$990,000	02-Oct-23
7 SPENCER CIRCUIT CRANBOURNE EAST VIC 3977	\$822,000	29-Sep-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: 26 October 2023

Sidhu Balkaran
P 0359115800
M 0430037053
E sidhu.balkaran@cranbourne.rh.com.au



6 HOWE WAY CRANBOURNE EAST VIC 3977 Sold Price **\$990,000** Sold Date **26-Aug-23**

4 2 2

Distance **0.38km**



14 DUCE STREET CRANBOURNE EAST VIC 3977 Sold Price ^{RS} **\$990,000** Sold Date **02-Oct-23**

4 2 4

Distance **0.48km**



7 SPENCER CIRCUIT CRANBOURNE EAST VIC 3977 Sold Price ^{RS} **\$822,000** Sold Date **29-Sep-23**

4 2 2

Distance **2.1km**

RS = Recent sale **UN** = Undisclosed Sale

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