

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

5 BEAUCHAMP WAY 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 STARK CIRCUIT CRANBOURNE EAST VIC 3977	\$703,000	09-Dec-21
48 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	\$730,000	15-Oct-21
44 CHALLENGER CIRCUIT CRANBOURNE EAST VIC 3977	\$726,000	28-Feb-22

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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Mina Saad
P 0401053553
M 0401053553
E mina.saad@ionrealestate.com.au



**8 STARK CIRCUIT CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price

\$703,000

Sold Date

09-Dec-21

Distance

1.87km



**48 ELMSLIE DRIVE CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price

\$730,000

Sold Date

15-Oct-21

Distance

1.16km



**44 CHALLENGER CIRCUIT
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

^{RS} **\$726,000**

Sold Date

28-Feb-22

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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