

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

21 PEDIGREE GROVE 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

\$580,000

&

\$630,000

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

61 FIORELLI BOULEVARD CRANBOURNE EAST VIC 3977	\$650,000	18-Jan-22
8 TINNADICE ROAD CRANBOURNE EAST VIC 3977	\$597,500	07-Feb-22
11 MAGGIE STREET CRANBOURNE EAST VIC 3977	\$635,000	25-Jan-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.

This Statement of Information was prepared on: 24 March 2022

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**61 FIORELLI BOULEVARD
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$650,000** Sold Date **18-Jan-22**

Distance **0.62km**



**8 TINNADICE ROAD CRANBOURNE
EAST VIC 3977**

4 2 1

Sold Price **\$597,500** Sold Date **07-Feb-22**

Distance **1.63km**



**11 MAGGIE STREET CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price ^{RS} **\$635,000** Sold Date **25-Jan-22**

Distance **1.73km**

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

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