

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 1 Black Caesar Drive, Cranbourne East, VIC 3977

Indicative selling price

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

Price Range \$795,000 & \$874,500

Median sale price

Median price \$720,000 Property Type House Suburb Cranbourne East (3977)
Period - From 01/01/2024 to 31/12/2024 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1 BLACKLEDGE DRIVE, CRANBOURNE EAST VIC 3977	\$820,000	04/04/2024
7 BEAGLE STREET, CRANBOURNE EAST VIC 3977	\$800,000	16/12/2024
8 JEANETTA CLOSE, CRANBOURNE EAST VIC 3977	\$800,000	03/10/2024

This Statement of Information was prepared on: 14/01/2025