

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	22 Patrobas Loop, Cranbourne East, VIC 3977
---------------------------------------------	---------------------------------------------

Indicative selling price

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

Price Range	\$660,000	&	\$709,000
-------------	-----------	---	-----------

Median sale price

Median price	\$710,000	Property Type	House	Suburb	Cranbourne East (3977)
Period - From	01/03/2024	to	28/02/2025	Source	PropTrack

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
49 PATROBAS LOOP, CRANBOURNE EAST VIC 3977	\$660,000	02/10/2024
12 NEWMARKET STREET, CRANBOURNE EAST VIC 3977	\$700,000	15/10/2024
27 BOURBON ROAD, CRANBOURNE EAST VIC 3977	\$671,000	21/12/2024

This Statement of Information was prepared on: 07/03/2025