## 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 JEANETTA CLOSE 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	\$900,000	&	\$990,000
Single Price		\$900,000	&	\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$725,000	Prop	erty type		House	Suburb	Cranbourne East
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

### 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
62 STATELY DRIVE CRANBOURNE EAST VIC 3977	\$905,000	21-Jul-25
41 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977	\$900,000	14-Aug-25

#### 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: 03 November 2025





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**62 STATELY DRIVE CRANBOURNE** Sold Price EAST VIC 3977

**\$905,000** Sold Date **21-Jul-25** 

**4** ₾ 2 ⇔ 2

Distance 0.46km



41 THUNDERBOLT DRIVE **CRANBOURNE EAST VIC 3977** 

\$ 2

₾ 2

Sold Price

\$900,000 Sold Date 14-Aug-25

Distance

0.9km

**RS** = Recent sale

UN = Undisclosed Sale

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