

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

8 Cortula Road 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 \$710,000 & \$770,000

Median sale price

Median price \$720,000 Property type House Suburb Cranbourne

Period - From 01/05/2024 to 3/04/2025 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 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. 9 Tipperary Way Cranbourne East VIC 3977	\$750,000	18/03/2025
2. 15 Greenglade Way Cranbourne East VIC 3977	\$750,000	28/02/2025
3. 5 Cortula Road Cranbourne East VIC 3977	\$795,000	17/02/2025

This Statement of Information was prepared on: 05/05/2025