

# 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 11 Essex Court, Cranbourne East, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$595,000

&

\$654,000

### Median sale price

Median price

\$696,250

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/01/2023

to

30/06/2023

Source

Pricefinder

### Comparable property sales

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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
18 FILOMENA COURT, CRANBOURNE NORTH VIC 3977	\$645,000	01/08/2023
28 MERRIJIG AVENUE, CRANBOURNE VIC 3977	\$639,000	26/06/2023
10 GODFREY AVENUE, CRANBOURNE EAST VIC 3977	\$600,000	30/05/2023

This Statement of Information was prepared on: 10/08/2023