

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

3 BLUE BUSH WAY 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2023

to

31 Mar 2024

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 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

8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$870,000	12-Mar-24
14 PEDIGREE GROVE CRANBOURNE EAST VIC 3977	\$908,000	27-Feb-24
19 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977	\$891,000	07-Oct-23

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.~~

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8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$870,000** Sold Date **12-Mar-24**

Distance **1.33km**



14 PEDIGREE GROVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$908,000** Sold Date **27-Feb-24**

Distance **1.73km**



19 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$891,000** Sold Date **07-Oct-23**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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