

# 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 32 Marshy Avenue, 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

\$789,000

&

\$829,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/06/2023

to

31/05/2024

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
16 PITFIELD AVENUE, CRANBOURNE EAST VIC 3977	\$810,000	07/02/2024
35 LEAFY CIRCUIT, CRANBOURNE EAST VIC 3977	\$757,000	16/03/2024
76 MAJESTIC BOULEVARD, CRANBOURNE VIC 3977	\$750,000	02/04/2024

This Statement of Information was prepared on: 20/06/2024