

# 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 39 Thunderbolt Drive, 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

\$865,000

&

\$895,000

### Median sale price

Median price

\$718,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/10/2023

to

31/03/2024

Source

Pricefinder.com.au

### 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
12 MCGARVIE DRIVE, CRANBOURNE NORTH VIC 3977	\$892,500	18/03/2024
38 PRENDERGAST AVENUE, CRANBOURNE EAST VIC 3977	\$890,000	13/03/2024
16 WILD SCOTCHMAN WAY, CRANBOURNE EAST VIC 3977	\$885,000	25/01/2024

This Statement of Information was prepared on: 27/05/2024