

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 42 Newington Drive, Cranbourne East Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$580,000

Median sale price

Median price \$714,500 Property Type House Suburb Cranbourne East

Period - From 13/11/2022 to 12/11/2023 Source REIV

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	11 Greenaway Tce CRANBOURNE EAST 3977	\$595,000	24/09/2023
2	8 Mossman Dr CRANBOURNE EAST 3977	\$595,000	10/10/2023
3	9 Maddock Dr CRANBOURNE EAST 3977	\$590,000	02/10/2023

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 six months.~~

This Statement of Information was prepared on: 13/11/2023 17:00



 3  2  1

Property Type: Land

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



11 Greenaway Tce CRANBOURNE EAST 3977 (REI) Agent Comments

 3  2  1

Price: \$595,000

Method: Private Sale

Date: 24/09/2023

Property Type: House

Land Size: 300 sqm approx



8 Mossman Dr CRANBOURNE EAST 3977 (REI) Agent Comments

 3  2  1

Price: \$595,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 300 sqm approx



9 Maddock Dr CRANBOURNE EAST 3977 (REI) Agent Comments

 3  2  1

Price: \$590,000

Method: Private Sale

Date: 02/10/2023

Property Type: House