

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

5 ANDY LANE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 EZRA STREET CRANBOURNE EAST VIC 3977	\$765,000	06-Apr-23
42 NELSON STREET CRANBOURNE EAST VIC 3977	\$720,500	23-Apr-23
41 BRITTLE GUM ROAD CRANBOURNE EAST VIC 3977	\$720,000	23-Feb-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.~~

This Statement of Information was prepared on: 12 October 2023

**5 EZRA STREET CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

\$765,000Sold Date **06-Apr-23**Distance **0.03km****42 NELSON STREET CRANBOURNE
EAST VIC 3977**

3 2 2

Sold Price

\$720,500Sold Date **23-Apr-23**Distance **0.09km****41 BRITTLE GUM ROAD
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

\$720,000Sold Date **23-Feb-23**Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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