

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 ASTON GLADE 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

9 WILLOWBANK PLACE CRANBOURNE EAST VIC 3977	\$785,000	01-Feb-24
17 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977	\$762,000	02-Apr-24

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: 10 April 2024



**9 WILLOWBANK PLACE
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$785,000** Sold Date **01-Feb-24**

Distance **0.08km**



**17 GREENOCK CRESCENT
CRANBOURNE EAST VIC 3977**

 4  2  -

Sold Price ^{RS} **\$762,000** Sold Date **02-Apr-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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