

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

6 CADILLAC STREET 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

\$695,000

&

\$764,500

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

3 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977	\$755,000	31-Oct-23
52 TANKARD DRIVE CRANBOURNE EAST VIC 3977	\$725,999	15-Mar-24
116 NELSON STREET CRANBOURNE EAST VIC 3977	\$700,000	25-Mar-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: 19 April 2024



3 BLACKLEDGE DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$755,000** Sold Date **31-Oct-23**

Distance **0.72km**



52 TANKARD DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$725,999** Sold Date **15-Mar-24**

Distance **1.2km**



116 NELSON STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$700,000** Sold Date **25-Mar-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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