

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 MEADOW CROFT COURT 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2023

to

29 Feb 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

6 SCOTSDALE DRIVE CRANBOURNE EAST VIC 3977	\$710,000	20-Dec-23
6 TALARA COURT CRANBOURNE VIC 3977	\$741,000	16-Dec-23
3 WILLOWBANK PLACE CRANBOURNE EAST VIC 3977	\$700,000	27-Oct-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: 19 March 2024

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**6 SCOTSDALE DRIVE
CRANBOURNE EAST VIC 3977**

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Sold Price **\$710,000** Sold Date **20-Dec-23**

Distance **0.49km**



**6 TALARA COURT CRANBOURNE
VIC 3977**

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Sold Price **\$741,000** Sold Date **16-Dec-23**

Distance **0.88km**



**3 WILLOWBANK PLACE
CRANBOURNE EAST VIC 3977**

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Sold Price **\$700,000** Sold Date **27-Oct-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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