

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

7 CEDARBANK 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

\$870,000

&

\$950,000

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

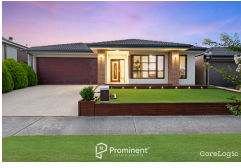
8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	\$870,000	12-Mar-24
22 ELIBURN DRIVE CRANBOURNE EAST VIC 3977	\$855,000	18-Nov-23
22 CELTIC DRIVE CRANBOURNE EAST VIC 3977	\$800,000	28-Feb-24

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: 16 April 2024

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**8 NEWINGTON DRIVE
 CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$870,000** Sold Date **12-Mar-24**

Distance **0.18km**



**22 ELIBURN DRIVE CRANBOURNE
 EAST VIC 3977**

 4  2  2

Sold Price **\$855,000** Sold Date **18-Nov-23**

Distance **0.35km**



**22 CELTIC DRIVE CRANBOURNE
 EAST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$800,000** Sold Date **28-Feb-24**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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