

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

\$699,000

&

\$729,000

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

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: 15 April 2024



5 EZRA STREET CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price

\$765,000

Sold Date **06-Apr-23**

Distance

0.03km



42 NELSON STREET CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

\$720,500

Sold Date **23-Apr-23**

Distance

0.09km



41 BRITTLE GUM ROAD CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price

\$720,000

Sold Date **23-Feb-23**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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