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<br>Including suburb and postcode | 14 BELLSQUARRY AVENUE 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 | $620,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $710,000 | Property type | House | Suburb | Cranbourne East |
| Period-from | 01 Jul 2022 | to | 30 Jun 2023 | 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 BEAUCHAMP WAY CRANBOURNE EAST VIC 3977 | $665,000 | 06-Jul-23 |
| 4 BEATHAM WAY CRANBOURNE EAST VIC 3977 | $660,000 | 18-May-23 |
| 11 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977 | $650,000 | 02-May-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: 25 July 2023

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**3 BEAUCHAMP WAY CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price RS **$665,000** Sold Date **06-Jul-23**

Distance **1.18km**



**4 BEATHAM WAY CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **$660,000** Sold Date **18-May-23**

Distance **0.77km**



**11 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **$650,000** Sold Date **02-May-23**

Distance **0.84km**

**RS** = Recent sale **UN** = Undisclosed Sale

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