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	31 Thurvaston Crescent 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	$535,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Nov 2018	to	31 Oct 2019	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
33 Dash Drive Cranbourne East VIC 3977	$530,000	06-May-19
41 Tankard Drive Cranbourne East VIC 3977	$570,000	11-May-19
7 Thenford Close Cranbourne East VIC 3977	$540,000	21-May-19

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.~~

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33 Dash Drive Cranbourne East VIC 3977

4 2 2

Sold Price **$530,000** Sold Date **06-May-19**

Distance **0.22km**



41 Tankard Drive Cranbourne East VIC 3977

4 2 2

Sold Price **$570,000** Sold Date **11-May-19**

Distance **0.31km**



7 Thenford Close Cranbourne East VIC 3977

3 2 2

Sold Price **$540,000** Sold Date **21-May-19**

Distance **0.37km**

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

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