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 McAllister Drive 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	$700,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$556,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Mar 2019	to	29 Feb 2020	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
9 Mossbank Road Cranbourne East VIC 3977	$745,000	27-Jun-19
47 Omeara Crescent Cranbourne East VIC 3977	$750,800	07-Sep-18
1 Ivanhoe Dene Cranbourne East VIC 3977	$715,000	14-Oct-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.~~

This Statement of Information was prepared on: 05 March 2020

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9 Mossbank Road Cranbourne East VIC 3977

5 2 2

Sold Price **$745,000** Sold Date **27-Jun-19**

Distance **0.4km**

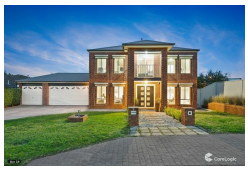


47 Omeara Crescent Cranbourne East VIC 3977

4 3 2

Sold Price **$750,800** Sold Date **07-Sep-18**

Distance **1.13km**



1 Ivanhoe Dene Cranbourne East VIC 3977

5 2 3

Sold Price **$715,000** Sold Date **14-Oct-19**

Distance **1.3km**

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

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