

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

LOT132/1325 BALLARTO ROAD 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

\$382,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Oct 2023

to

30 Sep 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

Address of comparable property	Price	Date of sale
LOT 4 EVANGELINE TERRACE CRANBOURNE EAST VIC 3977	\$395,000	06-Jun-24
39 DALMATIAN STREET CRANBOURNE EAST VIC 3977	\$402,000	30-Apr-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: 31 October 2024

**LOT 4 EVANGELINE TERRACE
CRANBOURNE EAST VIC 3977**

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Sold Price **\$395,000** Sold Date **06-Jun-24**Distance **0.53km****39 DALMATIAN STREET
CRANBOURNE EAST VIC 3977**

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Sold Price **\$402,000** Sold Date **30-Apr-24**Distance **0.62km****RS** = Recent sale **UN** = Undisclosed Sale

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