

## 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

7 PIPETRACK CIRCUIT CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2021

to

31 May 2022

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

8 OAK POST PLACE CRANBOURNE EAST VIC 3977	\$680,000	22-Nov-21
11 STATESMAN CIRCUIT CRANBOURNE EAST VIC 3977	\$663,000	10-Jan-22
3 REYNARD PLACE CRANBOURNE EAST VIC 3977	\$675,000	04-Mar-22

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: 02 June 2022



**8 OAK POST PLACE CRANBOURNE EAST VIC 3977** Sold Price **\$680,000** Sold Date **22-Nov-21**

3 2 2

Distance -



**11 STATESMAN CIRCUIT CRANBOURNE EAST VIC 3977** Sold Price **\$663,000** Sold Date **10-Jan-22**

3 2 2

Distance -



**3 REYNARD PLACE CRANBOURNE EAST VIC 3977** Sold Price **\$675,000** Sold Date **04-Mar-22**

3 2 2

Distance -

RS = Recent sale      UN = Undisclosed Sale

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