

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 54, Annabella St

Suburb: Cranbourne East

State: VIC

Postcode: 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: \$ 675,000 and \$ 740,000

Median sale price

Median price: \$ 716750

Property type: House

Suburb: Cranbourne East

Period - From: 17 / 04 / 2024 to: 17 / 10 / 2024 Source: Pricefinder

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 six 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
1	<u>3 Baranello Crescent, Cranbourne East, Vic 3977</u>	<u>\$ 695,000</u>	<u>30 / 08 / 2024</u>
2	<u>18 Blackledge Drive, Cranbourne East, Vic 3977</u>	<u>\$ 710,000</u>	<u>19 / 09 / 2024</u>
3	<u>27 Lineham Drive, Cranbourne East</u>	<u>\$ 693,000</u>	<u>05 / 10 / 2024</u>

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 six months.

This Statement of Information was prepared on: 17 October 2024