

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

8 Mayfield 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

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2019

to

31 May 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

201 Berwick-Cranbourne Road Cranbourne East VIC 3977	\$2,500,000	05-Jul-18
28 Mayfield Road Cranbourne East VIC 3977	\$1,800,000	28-Oct-17
32 Mayfield Road Cranbourne East VIC 3977	\$1,800,000	29-Aug-17

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: 01 June 2020



201 Berwick-Cranbourne Road Cranbourne East VIC 3977

5 2 11

Sold Price

\$2,500,000

Sold Date

05-Jul-18

Distance

0.31km



28 Mayfield Road Cranbourne East VIC 3977

4 2 4

Sold Price

\$1,800,000

Sold Date

28-Oct-17

Distance

0.67km



32 Mayfield Road Cranbourne East VIC 3977

3 1 4

Sold Price

Sold Date

29-Aug-17

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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