

## 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

12 Eliburn Drive 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,099

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2019

to

30 Jun 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 Chorus Way Cranbourne East VIC 3977	\$625,000	24-Jan-20
5 Native Retreat Cranbourne East VIC 3977	\$627,500	04-Feb-20
34 Royaloak Crescent Cranbourne East VIC 3977	\$600,000	25-Mar-20

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.~~

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Yogi Patel  
P 03 5911 5800  
M 0451719161  
E yogi.patel@cranbourne.rh.com.au



**9 Chorus Way Cranbourne East VIC 3977** Sold Price **\$625,000** Sold Date **24-Jan-20**

4 2 2

Distance **0.84km**



**5 Native Retreat Cranbourne East VIC 3977** Sold Price **\$627,500** Sold Date **04-Feb-20**

4 2 2

Distance **0.87km**



**34 Royaloak Crescent Cranbourne East VIC 3977** Sold Price **\$600,000** Sold Date **25-Mar-20**

4 2 2

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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