Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

75 Prendergast Avenue Cranbourne East, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between $730,000.00 & $750,000.00

Median sale price

Median price $565,000.00 Property Type HOUSE Suburb CRANBOURNE EAST

Period - From 01-Oct-2018 to 31-Mar-2019 Source Price Finder

Comparable property sales

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	3 PONTIAC RD, CRANBOURNE EAST, VIC 3977	$710,000.00	19-Dec-2018
2	6 FOXHOUND GR, CRANBOURNE EAST, VIC 3977	$682,500.00	30-Sep-2018
3	7 NAPOLEON CL, CRANBOURNE EAST, VIC 3977	$715,000.00	10-Sep-2018

This statement of information was prepared on 23-Oct-2019 at 4:21:32 PM EST