

# 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 35 Waterloo Road, 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)

Price Range

\$620,000

&

\$680,000

### Median sale price

Median price

\$599,500

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/11/2019

to

30/11/2020

Source

Realestate.com.au

### Comparable property sales

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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
24 ARDENT CRESCENT, CRANBOURNE EAST VIC 3977	\$620,000	19/11/2020
16 BUTTERFIELD PLACE, CRANBOURNE EAST VIC 3977	\$635,000	18/11/2020
5 STATESMAN CIRCUIT, CRANBOURNE EAST VIC 3977	\$645,000	20/10/2020

This Statement of Information was prepared on: 17/12/2020