

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 13 Starlight Rise, Cranbourne East VIC 3977

Indicative selling price

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

Single price \$ or range between \$760,000 & \$780,000

Median sale price

Median price \$700,000 Property type House Suburb Cranbourne East

Period - From 01/02/2021 to 28/02/2022 Source REA

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 10 Starlight Rise, Cranbourne East 598 m2	\$ 778,000	19/04/2021
2 16 Starlight Rise, Cranbourne East 504 m2	\$ 750,000	07/09/2021
3 150 Elmslie Drive, Cranbourne East 512 m2	\$ 820,000	01/02/2022

This Statement of Information was prepared on: 14/03/2022