



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

11 Stark Circuit, Cranbourne East, 3977

Indicative selling price

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

Single Price

or range between

\$550,000

&

\$600,000

Median sale price

Median price

\$560,000

Property type

House

Suburb

Cranbourne East, 3977

Period from

01/10/2017

to

05/03/2018

Source

core logic

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

12 Scullin Street, CRANBOURNE EAST, 3977 Victoria

\$600,000

22/11/2017

51 Stark Circuit, CRANBOURNE EAST, 3977 Victoria

\$620,000

17/08/2017

9 Cortula Road, CRANBOURNE EAST, 3977 Victoria

\$595,000

04/12/2017