

## 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

20 Gemma Street 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

\$585,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2019

to

30 Sep 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

34 Royaloak Crescent Cranbourne East VIC 3977	\$600,000	25-Mar-20
119 Lineham Drive Cranbourne East VIC 3977	\$610,000	25-Nov-19
55 Eliburn Drive Cranbourne East VIC 3977	\$585,000	08-Aug-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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**34 Royaloak Crescent Cranbourne East VIC 3977**

 4  2  2

Sold Price

**\$600,000**

Sold Date

**25-Mar-20**

Distance

**0.33km**



**119 Lineham Drive Cranbourne East VIC 3977**

 4  2  2

Sold Price

**\$610,000**

Sold Date

**25-Nov-19**

Distance

**0.56km**



**55 Elburn Drive Cranbourne East VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**08-Aug-20**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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