

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 16 Evangeline Terrace, Cranbourne East, VIC 3977

Indicative selling price

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

Price Range \$600,000 & \$660,000

Median sale price

Median price \$715,000 Property Type House Suburb Cranbourne East (3977)
Period - From 01/04/2024 to 31/03/2025 Source pricefinder

Comparable property sales

A 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
7 DEEGAN WAY, CRANBOURNE EAST VIC 3977	\$657,000	13/05/2025
28 YELLOW ROBIN CIRCUIT, CRANBOURNE EAST VIC 3977	\$635,000	04/06/2025
144 LINEHAM DRIVE, CRANBOURNE EAST VIC 3977	\$635,000	06/03/2025

This Statement of Information was prepared on: 25/06/2025