

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

22 LATROBE STREET CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

22 SUNBIRD AVENUE CRANBOURNE VIC 3977	\$670,000	23-Dec-22
7 WOODSMAN WAY CRANBOURNE EAST VIC 3977	\$682,500	10-Feb-23

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.

This Statement of Information was prepared on: 22 February 2023

Casey Estate Agents

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**22 SUNBIRD AVENUE
CRANBOURNE VIC 3977**

4 2 2

Sold Price

^{RS} **\$670,000** Sold Date **23-Dec-22**

Distance **1.06km**



**7 WOODSMAN WAY
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$682,500** Sold Date **10-Feb-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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