

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

8 PRESTWICK GREEN 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

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2022

to

30 Jun 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

6 SUNNINGDALE CRESCENT CRANBOURNE VIC 3977	\$972,000	26-Jun-23
6 SILVERSTONE DRIVE CRANBOURNE VIC 3977	\$940,000	31-Mar-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: 31 July 2023

Jo Mooney

P 0407344011

M 0407344011

E jo@mooneyandco.com.au


**6 SUNNINGDALE CRESCENT
CRANBOURNE VIC 3977**

4 2 2

Sold Price

RS

\$972,000

Sold Date

26-Jun-23

Distance

0.18km

**6 SILVERSTONE DRIVE
CRANBOURNE VIC 3977**

4 2 2

Sold Price

\$940,000

Sold Date

31-Mar-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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