

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

3/37 Arleon Crescent 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,500

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2019

to

31 Jul 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

12 Merrijig Avenue Cranbourne VIC 3977	\$440,000	18-Mar-20
124B Circle Drive South Cranbourne VIC 3977	\$440,000	13-Jun-20
2/16 Roberts Road Cranbourne VIC 3977	\$410,000	11-Mar-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.~~

This Statement of Information was prepared on: 01 August 2020



12 Merrijig Avenue Cranbourne VIC 3977

Sold Price

\$440,000

Sold Date

18-Mar-20

2

2

1

Distance

0.39km



124B Circle Drive South Cranbourne VIC 3977

Sold Price

Sold Date

13-Jun-20

2

2

-

Distance

1.05km



2/16 Roberts Road Cranbourne VIC 3977

Sold Price

\$410,000

Sold Date

11-Mar-20

2

2

1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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