

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

11A Elk Turn 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Cranbourne

Period-from

01 Sep 2019

to

31 Aug 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

37 Snead Boulevard Cranbourne VIC 3977	\$458,700	17-Apr-19
35 Snead Boulevard Cranbourne VIC 3977	\$463,100	17-Apr-19
4 Rawls Street Cranbourne VIC 3977	\$331,000	01-Apr-19

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: 21 September 2020



**37 Snead Boulevard Cranbourne
VIC 3977**

 -  -  -

Sold Price

\$458,700

Sold Date

17-Apr-19

Distance

0.69km



**35 Snead Boulevard Cranbourne
VIC 3977**

 -  -  -

Sold Price

\$463,100

Sold Date

17-Apr-19

Distance

0.71km



**4 Rawls Street Cranbourne VIC
3977**

 4  2  2

Sold Price

\$331,000

Sold Date

01-Apr-19

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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