

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

7 Cranbourne Drive 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2019

to

31 Oct 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

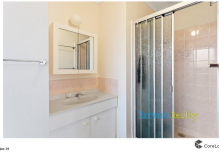
Date of sale

3 Joseph Banks Crescent Cranbourne VIC 3977	\$500,000	09-Jun-20
53 Monahans Road Cranbourne West VIC 3977	\$562,000	20-Sep-20
79 Camms Road Cranbourne VIC 3977	\$519,000	18-Aug-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: 14 November 2020


**3 Joseph Banks Crescent
Cranbourne VIC 3977**

3 2 2

 Sold Price **\$500,000** Sold Date **09-Jun-20**

 Distance **0.57km**

**53 Monahans Road Cranbourne
West VIC 3977**

3 2 2

 Sold Price **\$562,000** Sold Date **20-Sep-20**

 Distance **0.68km**

**79 Camms Road Cranbourne VIC
3977**

3 2 2

 Sold Price **\$519,000** Sold Date **18-Aug-20**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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