

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

6 HECTOR 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

or range
between

\$695,000

&

\$735,000

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

16 CEMETINE TERRACE CRANBOURNE VIC 3977	\$730,000	18-Jul-23
9 BELLARINE DRIVE CRANBOURNE VIC 3977	\$695,501	04-May-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: 27 July 2023

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**16 CEMETINE TERRACE
CRANBOURNE VIC 3977**

4 2 2

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **18-Jul-23**

Distance **0.3km**



**9 BELLARINE DRIVE
CRANBOURNE VIC 3977**

4 2 2

Sold Price ^{RS} **\$695,501** ^{UN} Sold Date **04-May-23**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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