

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 33 McGavin Way, Cranbourne, VIC-
3977 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$430,000 & \$470,000

Median sale price

Median price \$680,000

Property type Land

Suburb Cranbourne

Period - From Dec 2022

to

Dec 2022

Source RP Data – Core Logic

Comparable property sales

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 six months.

This Statement of Information was prepared on: 30/03/23