

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

6/37-39 VALENCIA CIRCUIT 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

\$469,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2023

to

30 Apr 2024

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

3/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$475,000	21-Feb-24
11/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$490,000	25-Mar-24
32A BOWEN STREET CRANBOURNE VIC 3977	\$485,000	26-Mar-24

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 May 2024



**3/41-45 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$475,000** Sold Date **21-Feb-24**

Distance **0.06km**



**11/41-45 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$490,000** Sold Date **25-Mar-24**

Distance **0.08km**



**32A BOWEN STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **26-Mar-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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