

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

3/6 ALEXANDER STREET 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/22 WALTER STREET CRANBOURNE VIC 3977	\$460,000	23-Sep-24
2B ALEXANDER STREET CRANBOURNE VIC 3977	\$420,000	19-Feb-25
1/59 CLARENDON STREET CRANBOURNE VIC 3977	\$460,000	12-Mar-24

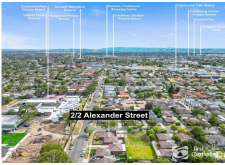
OR

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: 11 March 2025

**2/22 WALTER STREET
CRANBOURNE VIC 3977**

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Sold Price **\$460,000** Sold Date **23-Sep-24**Distance **0.26km****2B ALEXANDER STREET
CRANBOURNE VIC 3977**

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Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **19-Feb-25**Distance **0.04km****1/59 CLARENDON STREET
CRANBOURNE VIC 3977**

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Sold Price **\$460,000** Sold Date **12-Mar-24**Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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