

Comparable Sales

Final Preview

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

28 Denistoun Crescent 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,500

Property type

House

Suburb

Cranbourne

Period-from

01 May 2020

to

30 Apr 2021

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
27 Denistoun Crescent Cranbourne VIC 3977	\$490,000	22-Dec-20
29 Woodright Circuit Cranbourne VIC 3977	\$478,000	03-Dec-20
8 Woodright Circuit Cranbourne VIC 3977	\$485,000	07-Jun-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.~~

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27 Denistoun Crescent Cranbourne VIC 3977

Sold Price\$490,000Sold Date22-Dec-20

3

2

2

Distance0.07km



29 Woodright Circuit Cranbourne VIC 3977

Sold Price\$478,000Sold Date03-Dec-20

3

2

2

Distance0.12km



8 Woodright Circuit Cranbourne VIC 3977

Sold Price\$485,000Sold Date07-Jun-20

3

2

2

Distance0.12km

RS = Recent saleUN = Undisclosed Sale

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