

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

2 Kara Walk 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

5 Hovell Court Cranbourne VIC 3977	\$600,000	07-Jan-22
2 Mayune Court Cranbourne VIC 3977	\$590,000	07-Oct-21
87 Camms Road Cranbourne VIC 3977	\$600,000	16-Sep-21

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: 02 February 2022



5 Hovell Court Cranbourne VIC 3977

 3  1  2

Sold Price

^{RS} **\$600,000**

Sold Date

07-Jan-22

Distance

0.31km



2 Mayune Court Cranbourne VIC 3977

 3  1  2

Sold Price

^{RS} **\$590,000**

Sold Date

07-Oct-21

Distance

0.41km



87 Camms Road Cranbourne VIC 3977

 3  1  2

Sold Price

\$600,000

Sold Date

16-Sep-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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