

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 AVERNE 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Oct 2023

to

30 Sep 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

3/15 LECKY STREET CRANBOURNE VIC 3977	\$500,000	06-Jun-24
2/11 HAZLITT COURT CRANBOURNE VIC 3977	\$510,000	23-Aug-24
2/7 ROSALIE AVENUE CRANBOURNE VIC 3977	\$520,000	18-May-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: 16 October 2024



3/15 LECKY STREET CRANBOURNE VIC 3977 Sold Price **\$500,000** Sold Date **06-Jun-24**

3 1 1

Distance **1.79km**



2/11 HAZLITT COURT CRANBOURNE VIC 3977 Sold Price **\$510,000** Sold Date **23-Aug-24**

3 1 1

Distance **0.63km**



2/7 ROSALIE AVENUE CRANBOURNE VIC 3977 Sold Price **\$520,000** Sold Date **18-May-24**

3 1 1

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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