

## 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

45 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$682,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Nov 2022

to

31 Oct 2023

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

10 LANOSSO AVENUE CRANBOURNE SOUTH VIC 3977	\$660,000	18-Jun-23
14 CHALAN WAY CRANBOURNE SOUTH VIC 3977	\$710,000	22-Feb-23
49 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977	\$632,000	10-Aug-23

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: 20 November 2023

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**10 LANOSSO AVENUE  
CRANBOURNE SOUTH VIC 3977**

4 2 2

Sold Price **\$660,000** Sold Date **18-Jun-23**

Distance **0.17km**



**14 CHALAN WAY CRANBOURNE  
SOUTH VIC 3977**

4 2 2

Sold Price **\$710,000** Sold Date **22-Feb-23**

Distance **0.43km**



**49 VOLUNTEER AVENUE  
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price **\$632,000** Sold Date **10-Aug-23**

Distance **0.01km**

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

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