

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

2A Hotham 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

\$559,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2020

to

31 May 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

25A Barcoo Street Hastings VIC 3915	\$570,000	21-Sep-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.

This Statement of Information was prepared on: 25 June 2021

<p> Private inspection policy. <small>To ensure the health and well-being of the community, please go in & processing the following safety measures. Thank you for your co-operation and understanding.</small></p> <div> <div>  <p>2 people per party <small>Please remain seated only.</small></p> </div> <div>  <p>No touching <small>Please refrain from touching anything during the inspection.</small></p> </div> <div>  <p>Social distancing <small>Please stay and sit person at all times.</small></p> </div> </div> <p><small>Please do not enter if you have:</small></p> <ol style="list-style-type: none"> 1. Experienced symptoms of COVID-19 in the last 14 days 2. Contacted with a person who has COVID-19 in the last 14 days 3. Visited a high-risk location in the last 14 days 	<p>25A Barcoo Street Hastings VIC 3915</p>	<p>Sold Price \$570,000 Sold Date 21-Sep-20</p>
	<p> 3  2  2</p>	<p>Distance 23.61km</p>

RS = Recent sale UN = Undisclosed Sale

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