

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

4 GRACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 May 2022

to

30 Apr 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

24 NORMANBY STREET CRANBOURNE VIC 3977	\$771,000	02-May-23
32 GRACE STREET CRANBOURNE VIC 3977	\$760,000	03-Nov-22

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: 15 May 2023

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**24 NORMANBY STREET
CRANBOURNE VIC 3977**

4 2 2

Sold Price

^{RS} **\$771,000** Sold Date **02-May-23**

Distance **0.56km**



**32 GRACE STREET CRANBOURNE
VIC 3977**

4 2 -

Sold Price

\$760,000 Sold Date **03-Nov-22**

Distance **0.22km**

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

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