

## 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

7 BUTLER COURT CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$658,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

7 WOOD COURT CRANBOURNE VIC 3977	\$660,000	17-Nov-21
14 LEANNA COURT CRANBOURNE WEST VIC 3977	\$610,000	13-Jul-21
88 DUFF STREET CRANBOURNE VIC 3977	\$650,500	24-Nov-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: 16 March 2022

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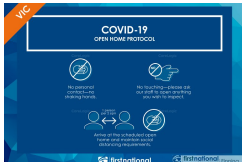


## 7 WOOD COURT CRANBOURNE VIC 3977

4 1 2

Sold Price **\$660,000** Sold Date **17-Nov-21**

Distance **0.12km**



## 14 LEANNA COURT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **\$610,000** Sold Date **13-Jul-21**

Distance **0.2km**



## 88 DUFF STREET CRANBOURNE VIC 3977

3 1 4

Sold Price **\$650,500** Sold Date **24-Nov-21**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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