Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7 Hydra Street, Cranbourne Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$565,000	&	\$620,000
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Median sale price

Median price	\$682,000	Pro	perty Type	House		Suburb	Cranbourne
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	10 Luxor Ct CRANBOURNE 3977	\$650,000	14/04/2022
2	3 Merrijig Av CRANBOURNE 3977	\$637,500	26/04/2022
3	52 Springhill Dr CRANBOURNE 3977	\$585,250	27/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/05/2022 09:03











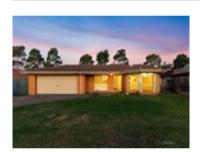


Property Type: Land Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price \$565,000 - \$620,000 **Median House Price** March quarter 2022: \$682,000

Comparable Properties



10 Luxor Ct CRANBOURNE 3977 (REI)





Price: \$650,000 Method: Private Sale Date: 14/04/2022 Property Type: House **Agent Comments**



3 Merrijig Av CRANBOURNE 3977 (REI/VG)

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Price: \$637,500 Method: Private Sale Date: 26/04/2022 Property Type: House Land Size: 516 sqm approx Agent Comments



52 Springhill Dr CRANBOURNE 3977 (REI/VG) Agent Comments





Price: \$585.250 Method: Private Sale Date: 27/12/2021 Property Type: House Land Size: 320 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009

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