

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 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

Median sale price

Median price \$682,000 Property 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	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 comparable properties 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)

Agent Comments



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



3 Merrijig Av CRANBOURNE 3977 (REI/VG)

Agent Comments



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



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