

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

3/160 CLARENDON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2021

to

31 May 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

1/24 JILLIAN STREET CRANBOURNE VIC 3977	\$520,000	25-May-22
2/2 JOSEPH BANKS CRESCENT CRANBOURNE VIC 3977	\$525,000	19-May-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: 14 June 2022



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1/24 JILLIAN STREET CRANBOURNE VIC 3977

3 1 2

Sold Price

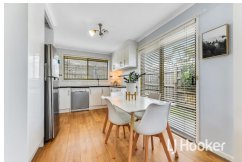
^{RS}

\$520,000

Sold Date **25-May-22**

Distance

-



2/2 JOSEPH BANKS CRESCENT CRANBOURNE VIC 3977

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date **19-May-22**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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