

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

102/27 HOTHAM 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

\$369,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,777

Property type

Unit

Suburb

Cranbourne

Period-from

01 Nov 2022

to

31 Oct 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

3/21 BOWEN STREET CRANBOURNE VIC 3977	\$360,000	28-Nov-22
4/2 ROCHESTER PARADE CRANBOURNE EAST VIC 3977	\$410,000	10-Jan-23
2/85 CLARENDON STREET CRANBOURNE VIC 3977	\$390,000	01-Apr-23

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: 27 November 2023



**3/21 BOWEN STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$360,000** Sold Date **28-Nov-22**

Distance **0.4km**



**4/2 ROCHESTER PARADE
CRANBOURNE EAST VIC 3977**

2 1 1

Sold Price **\$410,000** Sold Date **10-Jan-23**

Distance **0.67km**



**2/85 CLARENDON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$390,000** Sold Date **01-Apr-23**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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