

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

1 VALENCIA CIRCUIT 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

\$895,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,050

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 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

17 SNEAD BOULEVARD CRANBOURNE VIC 3977	\$1,130,000	15-Feb-23
12 FLOYD CIRCUIT CRANBOURNE VIC 3977	\$907,000	30-Jan-23
4 FENFIELD STREET CRANBOURNE VIC 3977	\$930,000	12-Sep-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.~~

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**17 SNEAD BOULEVARD
CRANBOURNE VIC 3977**

4 2 2

Sold Price ^{RS} **\$1,130,000** Sold Date **15-Feb-23**

Distance **3.85km**



**12 FLOYD CIRCUIT CRANBOURNE
VIC 3977**

5 3 2

Sold Price ^{RS} **\$907,000** Sold Date **30-Jan-23**

Distance **3.66km**



**4 FENFIELD STREET
CRANBOURNE VIC 3977**

5 2 8

Sold Price **\$930,000** Sold Date **12-Sep-22**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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