

# 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 2 Wallace Road, Cranbourne, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$580,000

&

\$638,000

### Median sale price

Median price

\$589,500

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/10/2020

to

30/09/2021

Source

Realestate.com.au

### Comparable property sales

**A** These are two 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 |
|--------------------------------------|-----------|--------------|
| 10 ASH STREET, CRANBOURNE VIC 3977   | \$623,000 | 02/09/2021   |
| 4 TAYLOR STREET, CRANBOURNE VIC 3977 | \$605,000 | 09/10/2021   |
|                                      |           |              |

**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: 23/11/2021