

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

1/83 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/8 Alexander Street Cranbourne VIC 3977	\$411,000	19-Apr-21
2/5-7 Fairfield Street Cranbourne VIC 3977	\$440,000	17-Jun-21
3/20 Duff Street Cranbourne VIC 3977	\$400,000	03-Apr-21

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: 20 September 2021



**1/8 Alexander Street Cranbourne
VIC 3977**

2 1 1

Sold Price

\$411,000

Sold Date

19-Apr-21

Distance

0.21km



**2/5-7 Fairfield Street Cranbourne
VIC 3977**

2 1 2

Sold Price

\$440,000

Sold Date

17-Jun-21

Distance

0.57km



**3/20 Duff Street Cranbourne VIC
3977**

2 1 1

Sold Price

\$400,000

Sold Date

03-Apr-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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