

## 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

4 Hazlitt Court Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2020

to

31 Mar 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

3 Fiscus Court Cranbourne VIC 3977	\$650,000	02-Nov-20
57 Pepperbush Circuit Cranbourne VIC 3977	\$676,000	08-Dec-20
2 Valencia Circuit Cranbourne VIC 3977	\$655,000	25-Feb-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: 15 April 2021

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**3 Fiscus Court Cranbourne VIC 3977**

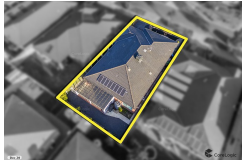
4 2 2

Sold Price

**\$650,000**

 Sold Date **02-Nov-20**

Distance

**1.02km**

**57 Pepperbush Circuit Cranbourne VIC 3977**

4 2 2

Sold Price

**\$676,000**

 Sold Date **08-Dec-20**

Distance

**1.11km**

**2 Valencia Circuit Cranbourne VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$655,000**

 Sold Date **25-Feb-21**

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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