

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

Lot 427, 950S Cranbourne-FRrankston Rd Cranbourne

Indicative selling price

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

Single Price

\$487,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

30 Apr 2020

to

31 Oct 2020

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

8 Woodright Circuit Cranbourne VIC 3977	\$485,000	07-Jun-20
37 Faolan Way Cranbourne West VIC 3977	\$505,000	03-Aug-20
58 Aquatic Drive Cranbourne West VIC 3977	\$484,900	26-Oct-20

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: 29 November 2020