

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

22 CASPER 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

\$535,000

&

\$588,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 BOURKE ROAD CRANBOURNE VIC 3977	590000	13-Jun-24
13 BOURKE ROAD CRANBOURNE VIC 3977	620000	20-Sep-24
9 BRUCE STREET CRANBOURNE VIC 3977	626000	08-Jul-24

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: 01 October 2024



**5 BOURKE ROAD CRANBOURNE
VIC 3977**

3 1 3

Sold Price

590000

Sold Date

13-Jun-24

Distance

1.11km



**13 BOURKE ROAD CRANBOURNE
VIC 3977**

3 1 2

Sold Price

^{RS} **620000**

Sold Date

20-Sep-24

Distance

1.07km

**9 BRUCE STREET CRANBOURNE
VIC 3977**

3 - 2

Sold Price

^{RS} **626000** ^{UN}

Sold Date

08-Jul-24

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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