

## 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

72 SPARROW STREET CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$899,000

&

\$988,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,725

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2023

to

31 Jul 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

44 CREPE AVENUE CRANBOURNE WEST VIC 3977	\$940,000	22-Jan-24
29 CREPE AVENUE CRANBOURNE WEST VIC 3977	\$970,000	29-Jan-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: 28 August 2024



**44 CREPE AVENUE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$940,000**

Sold Date

**22-Jan-24**



4



2



2

Distance

**0.47km**



**29 CREPE AVENUE CRANBOURNE  
WEST VIC 3977**

Sold Price

**\$970,000**

Sold Date

**29-Jan-24**



4



2



2

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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