

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

3/8 DUFF 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/27 BOWEN STREET CRANBOURNE VIC 3977	\$486,000	04-Feb-22
1/12 SARNO COURT CRANBOURNE VIC 3977	\$465,000	17-Jan-22
3/61 CAMERON STREET CRANBOURNE VIC 3977	\$470,000	13-Dec-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: 26 April 2022



Kate Rushton
P 5990 9502
M 0408 104 953
E kate.rushton@raywhite.com



**2/27 BOWEN STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$486,000** Sold Date **04-Feb-22**

Distance -



**1/12 SARNO COURT CRANBOURNE
VIC 3977**

3 1 1

Sold Price **\$465,000** Sold Date **17-Jan-22**

Distance -



**3/61 CAMERON STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$470,000** Sold Date **13-Dec-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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