

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

6 ISAAC SMITH CRESCENT 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

19 OTOOLES ROAD CRANBOURNE VIC 3977	\$615,000	04-May-23

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.

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Casey Estate Agents

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**19 OTOOLES ROAD CRANBOURNE
VIC 3977**

Sold Price

\$615,000

Sold Date

04-May-23



3



1



1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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