

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

2 SIDNEY 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

\$660,000

&

\$725,000

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

8 BARILLA COURT CRANBOURNE VIC 3977	\$665,000	23-Apr-24
36 HARRY STREET CRANBOURNE VIC 3977	\$671,500	11-Sep-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: 17 October 2024

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**8 BARILLA COURT CRANBOURNE
VIC 3977**

 3
  1
  2

Sold Price **\$665,000** Sold Date **23-Apr-24**

Distance **1.19km**



**36 HARRY STREET CRANBOURNE
VIC 3977**

 3
  1
  2

Sold Price ^{RS} **\$671,500** ^{UN} Sold Date **11-Sep-24**

Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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