

## 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

2/37 Arleon Crescent Cranbourne VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$435,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/37 Arleon Crescent Cranbourne VIC 3977	\$425,950	14-Aug-20
124B Circle Drive South Cranbourne VIC 3977	\$440,000	13-Jun-20
3/12 Mundaring Drive Cranbourne VIC 3977	\$430,000	07-Oct-20

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: 30 November 2020



**3/37 Arleon Crescent Cranbourne  
VIC 3977**

Sold Price

<sup>RS</sup> **\$425,950** Sold Date **14-Aug-20**

2 2 1

Distance -



**124B Circle Drive South Cranbourne  
VIC 3977**

Sold Price

**\$440,000** Sold Date **13-Jun-20**

2 2 -

Distance **1.05km**



**3/12 Mundaring Drive Cranbourne  
VIC 3977**

Sold Price

**\$430,000** Sold Date **07-Oct-20**

2 2 1

Distance **1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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