

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

85 WANDA ROAD CRANBOURNE SOUTH 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

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|-----------------------------------------------|-------------|-----------|
| 227 PEARCEDALE ROAD CRANBOURNE SOUTH VIC 3977 | \$2,150,000 | 30-Jun-23 |
| 5-7 HOMEWOOD ROAD CRANBOURNE SOUTH VIC 3977 | \$1,800,000 | 11-Jul-23 |
| 1025 DANDENONG-HASTINGS ROAD SKYE VIC 3977 | \$2,620,000 | 10-Jun-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.~~

This Statement of Information was prepared on: 04 December 2023

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**227 PEARCEDALE ROAD
CRANBOURNE SOUTH VIC 3977**

 4  2  18

Sold Price **\$2,150,000** Sold Date **30-Jun-23**

Distance **1.27km**



**5-7 HOMEWOOD ROAD
CRANBOURNE SOUTH VIC 3977**

 5  2  10

Sold Price **\$1,800,000** Sold Date **11-Jul-23**

Distance **2.15km**



**1025 DANDENONG-HASTINGS
ROAD SKYE VIC 3977**

 4  4  7

Sold Price **\$2,620,000** Sold Date **10-Jun-23**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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