

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

4 Merion Vista 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

\$680,000

&

\$720,000

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

65 Cherryhills Drive Cranbourne VIC 3977	\$740,000	08-Jul-20
3 Eaglescliffe Crescent Cranbourne VIC 3977	\$685,000	28-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: 25 November 2020



65 Cherryhills Drive Cranbourne VIC 3977

 4
  2
  4

Sold Price

\$740,000

Sold Date

08-Jul-20

Distance

0.18km


3 Eaglescliffe Crescent Cranbourne VIC 3977

 4
  2
  2

Sold Price

^{RS} **\$685,000** ^{UN}

Sold Date

28-Oct-20

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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