

## 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

3 Joseph Banks 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2019

to

31 May 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

4 Joseph Banks Crescent Cranbourne VIC 3977	\$545,000	13-Nov-19
31 Thomas Crescent Cranbourne VIC 3977	\$515,000	28-Jan-20
13 Jillian Street Cranbourne VIC 3977	\$532,000	05-Dec-19

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: 12 June 2020



**4 Joseph Banks Crescent  
Cranbourne VIC 3977**

 3  2  6

Sold Price **\$545,000** Sold Date **13-Nov-19**

Distance **0.04km**



**31 Thomas Crescent Cranbourne  
VIC 3977**

 3  1  4

Sold Price **\$515,000** Sold Date **28-Jan-20**

Distance **0.3km**



**13 Jillian Street Cranbourne VIC  
3977**

 3  1  2

Sold Price **\$532,000** Sold Date **05-Dec-19**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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