

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 47 Valencia Circuit, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$499,000 & \$548,000

Median sale price

Median price \$590,000 Property Type House Suburb Cranbourne (3977)
Period - From 18/05/2021 to 18/11/2021 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
11 PHOENIX AVENUE, CRANBOURNE VIC 3977	\$535,000	13/10/2021
25 PEPPERBUSH CIRCUIT, CRANBOURNE VIC 3977	\$528,000	06/08/2021
25 WATERBURY STREET, CRANBOURNE VIC 3977	\$520,000	04/08/2021

This Statement of Information was prepared on: 18/11/2021