

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 Harrison Drive 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2020

to

30 Apr 2021

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

6 Harrison Drive Cranbourne VIC 3977	\$564,000	12-Mar-21
17 Isaac Smith Crescent Cranbourne VIC 3977	\$577,000	06-Mar-21
4 Florence Close Cranbourne VIC 3977	\$580,000	28-Apr-21

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: 05 May 2021



6 Harrison Drive Cranbourne VIC 3977

Sold Price **\$564,000** Sold Date **12-Mar-21**

4 1 2

Distance **0.06km**



17 Isaac Smith Crescent Cranbourne VIC 3977

Sold Price **\$577,000** Sold Date **06-Mar-21**

3 2 2

Distance **0.43km**



4 Florence Close Cranbourne VIC 3977

Sold Price ^{RS} **\$580,000** Sold Date **28-Apr-21**

3 2 4

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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