

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 1/22 Dearing Avenue, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$499,000

&

\$548,900

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2021

to

30/06/2022

Source

realestate.com.au

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 |
|---|-----------|--------------|
| 1/24 JILLIAN STREET, CRANBOURNE VIC 3977 | \$52,000 | 20/05/2022 |
| 1/50 COCHRANE STREET, CRANBOURNE VIC 3977 | \$530,000 | 17/05/2022 |
| 3/8 WILLIAM STREET, CRANBOURNE VIC 3977 | \$530,000 | 28/04/2022 |

This Statement of Information was prepared on: 13/07/2022