

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

31 Thomas Crescent 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

36 Valepark Crescent Cranbourne VIC 3977

\$470,000

15-Nov-19

10 Elaine Court Cranbourne VIC 3977

\$482,000

21-Oct-19

13 Thomas Crescent Cranbourne VIC 3977

\$413,000

02-Jul-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.~~

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**36 Valepark Crescent Cranbourne
VIC 3977**

3 1 2

Sold Price

\$470,000 Sold Date **15-Nov-19**

Distance **0.14km**



**10 Elaine Court Cranbourne VIC
3977**

3 1 3

Sold Price

\$482,000 Sold Date **21-Oct-19**

Distance **0.4km**



**13 Thomas Crescent Cranbourne
VIC 3977**

3 1 2

Sold Price

\$413,000 Sold Date **02-Jul-19**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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