

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

5 Ebony Street 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jan 2020

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 17 Ebony Street Cranbourne VIC 3977 | \$660,000 | 27-Oct-19 |
| 12 Merrijig Avenue Cranbourne VIC 3977 | \$440,000 | 18-Mar-20 |
| 8 Venus Place Cranbourne VIC 3977 | \$520,000 | 17-Feb-20 |

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: 06 January 2021



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17 Ebony Street Cranbourne VIC 3977

Sold Price

\$660,000

Sold Date

27-Oct-19

4 2 2

Distance

0.09km



12 Merrijig Avenue Cranbourne VIC 3977

Sold Price

\$440,000

Sold Date

18-Mar-20

2 2 1

Distance

0.12km



8 Venus Place Cranbourne VIC 3977

Sold Price

\$520,000

Sold Date

17-Feb-20

3 2 2

Distance

0.12km



8 Orion Avenue Cranbourne VIC 3977

Sold Price

\$640,000

Sold Date

04-Oct-20

4 2 2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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