

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 MACULATA DRIVE CRANBOURNE WEST 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2023

to

31 May 2024

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 CAMPBELL PARADE CRANBOURNE VIC 3977	615000	02-Mar-24
15 BELMAR STREET CRANBOURNE VIC 3977	635000	03-Jun-24
1 DAMIAN COURT CRANBOURNE VIC 3977	620500	14-Mar-24

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: 26 June 2024



**36 CAMPBELL PARADE
CRANBOURNE VIC 3977**

 3  1  1

Sold Price

615000 Sold Date **02-Mar-24**

Distance **1.41km**



**15 BELMAR STREET CRANBOURNE
VIC 3977**

 3  1  2

Sold Price

^{RS} **635000** Sold Date **03-Jun-24**

Distance **1.19km**



**1 DAMIAN COURT CRANBOURNE
VIC 3977**

 3  1  2

Sold Price

620500 Sold Date **14-Mar-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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