

## 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

20 Formby Place Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2020

to

30 Nov 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

8 Blainroe Crescent Cranbourne VIC 3977	\$720,000	01-Mar-21
32 Brookland Greens Boulevard Cranbourne VIC 3977	\$720,500	23-Nov-21
12 Harpenden Terrace Cranbourne VIC 3977	\$685,000	14-May-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: 03 December 2021



**8 Blainroe Crescent Cranbourne VIC 3977** Sold Price **\$720,000** Sold Date **01-Mar-21**

 4  2  2

Distance **0.15km**



**32 Brookland Greens Boulevard Cranbourne VIC 3977** Sold Price <sup>RS</sup> **\$720,500** Sold Date **23-Nov-21**

 3  2  2

Distance **0.19km**



**12 Harpenden Terrace Cranbourne VIC 3977** Sold Price **\$685,000** Sold Date **14-May-21**

 3  2  2

Distance **0.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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