

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 24 Sparrow Street, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$795,000

&

\$860,000

Median sale price

Median price

\$661,500

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/07/2023

to

30/06/2024

Source

Pricefinder

Comparable property sales

A These are two 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
68 CREPE AVENUE, CRANBOURNE WEST VIC 3977	\$808,000	17/03/2024
3 RANFURLIE BOULEVARD, CRANBOURNE WEST VIC 3977	\$873,000	08/05/2024

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 six months.

This Statement of Information was prepared on: 28/08/2024