

## 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

1/154 Clarendon Street 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

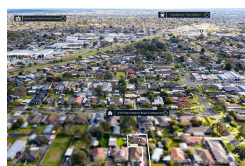
Date of sale

|   |           |           |
|---|-----------|-----------|
| 2/137 Narre Warren Road Cranbourne VIC 3977 | \$407,500 | 10-Jul-21 |
| 1/39 Normanby Street Cranbourne VIC 3977    | \$560,000 | 26-Jul-21 |
| 1/7 Rosalie Avenue Cranbourne VIC 3977      | \$460,000 | 16-Aug-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: 20 September 2021



**2/137 Narre Warren Road  
Cranbourne VIC 3977**

 3  1  1

Sold Price **\$407,500** Sold Date **10-Jul-21**

Distance **0.39km**



**1/39 Normanby Street Cranbourne  
VIC 3977**

 3  1  1

Sold Price **\$560,000** Sold Date **26-Jul-21**

Distance **0.71km**



**1/7 Rosalie Avenue Cranbourne VIC  
3977**

 3  1  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **16-Aug-21**

Distance **1.98km**



**1/3 Brumby Court Cranbourne VIC  
3977**

 3  1  1

Sold Price **\$461,000** Sold Date **29-Mar-21**

Distance **2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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