

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 6A Averno Street, Cranbourne, VIC 3977

Indicative selling price

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

Price Range

\$549,000

&

\$599,000

Median sale price

Median price

\$466,000

Property Type

Unit

Suburb

Cranbourne (3977)

Period - From

01/04/2021

to

06/04/2022

Source

realestate.com.au

Comparable property sales

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These are the three 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

1/52 BOWEN STREET, CRANBOURNE VIC 3977	\$600,500	28/03/2022
2/126 CIRCLE DRIVE, CRANBOURNE VIC 3977	\$580,000	29/03/2022
6A CHRISTINE STREET, CRANBOURNE VIC 3977	\$580,000	08/03/2022

This Statement of Information was prepared on: 27/04/2022